



CONSOLIDATED PLAN FY 2005-2010

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I. COORDINATING AND MANAGING THE PROCESS

A. Introduction

This Consolidated Plan satisfies the minimum statutory requirements of Chula Vista's CPD formula programs: Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME), American Dream Downpayment Initiative (ADDI), and Emergency Shelter Grant (ESG).

The Consolidated Plan is a Five- year planning document that identifies a jurisdiction's overall housing and community development needs, and outlines a strategy to address those needs. The Plan is required to:

- 1) Describe the jurisdiction's housing and community development needs and market conditions;
- 2) Set out a strategy that establishes priorities; and
- 3) Establish a short-term investment plan that outlines the intended use of resources.

A primary purpose of the Consolidated Plan is to encourage jurisdictions to develop a plan for addressing the needs of lower income groups that are intended beneficiaries of HUD programs.

B. Lead Agency

The Chula Vista Community Development Department serves as the lead agency in coordinating of the consolidated planning and submission process. Extensive efforts were undertaken by the City to solicit input in the development of the Five-Year plan. The following section describes the City's process for consultation with public and private agencies that provide housing, health and social services during preparation of the plan. Section II of this plan describes the Citizen Participation process in detail.

C. Public and Private Consultation

The Chula Vista Community Development Department consulted with other key City departments in development of this plan, including: Building and Planning; Finance; Engineering/Public Works, Library, Recreation, Redevelopment, and Police. Other key public and quasi-public agencies contacted in preparation of the Plan include:

- ◆ County of San Diego Housing Authority
- ◆ San Diego County Department of Health and Human Services, HIV/AIDS Epidemiology
- ◆ San Diego County Office of AIDS Coordination
- ◆ County of San Diego Childhood Lead Poisoning Prevention Program
- ◆ Fair Housing Council of San Diego
- ◆ Southwestern College
- ◆ California Association of Realtors
- ◆ California State Community Care Licensing Division
- ◆ San Diego Regional Task Force on Homelessness
- ◆ Chula Vista Chamber of Commerce
- ◆ Building Industry Association of San Diego County (BIA)
- ◆ South County Board of Realtors

Copies of the draft Consolidated Plan were sent to adjacent units of local government as well as several non-profit and social service agencies during the 30-day public review of the Plan.

D. Social Service/Non-profit Consultation

The City conferred with a variety of social service agencies in preparation of the Consolidated Plan. Three public meetings were noticed in local newspapers. A public hearing was held before the City Council to solicit input on community development and housing needs, including social services needs, on March 22 and April 5, 2005.

In preparing the needs assessment, a wide range of service providers were contacted to develop complete information on community needs. Agencies representing the following needs groups were contacted:

- ◆ Persons with HIV/AIDS
- ◆ Homeless persons
- ◆ Low -income youth and children
- ◆ Persons with disabilities
- ◆ Elderly persons
- ◆ Persons with alcohol or substance abuse problems

II. CITIZEN PARTICIPATION

Citizen participation is one of the most important components of the Consolidated Plan process. The City of Chula Vista Community Development Department utilized the following strategy to solicit meaningful input in preparing the City's Consolidated Plan.

A. Applications for Funding

CDBG applications for funding were distributed the week of December 27, 2004. Public Notices of the availability of funds were published in the Star News on December 17 and 24th, 2004. Applications were due February 7, 2005 and were reviewed for eligibility from February 8 to March 8, 2005.

B. Public Hearings and Meetings

In order to solicit citizen participation and community input on the Consolidated Plan, two public hearings were held one March 29, 2005 and the other on April 5, 2005. Public Notices of the hearings were published in the Star News on March 4th and March 18th 2005. In addition, a thirty -day public review was held from April 5- May 5, 2005. Formal approval and adoption of the final Plans occurred at the City Council Meeting held on May 10, 2005.

C. Access to Meetings

The City of Chula Vista allowed adequate, timely notification of all public meetings. The public meetings conducted at various stages of the Consolidated Plan were advertised in three newspapers and through other methods of public notice.

D. Access to Information

As part of the 30-day public comment period held April 5 through May 5, 2005 copies of the draft Consolidated Plan and Action Plan were available for the public to read at the following locations: the Community Development Department office, the Chula Vista Main Library and the South Chula Vista Library.

Following the end of the 30-day comment period, the City Council adopted the Plans on May 10, 2005 and transmitted it to HUD for approval on May 13, 2005. The final Consolidated Plan, amendments to the Plan, and annual performance reports will be available for five years at City Hall and public libraries.

Residents affected by the Plan's implementation have access to the City's plans, to minimize displacement and to assist those displaced, if any, as a result of the Plan's activities.

City staff ensures adequate notification of public hearings related to significant amendments and performance reviews of the Consolidated Plan. Advance notice of public hearings is printed in newspapers of general circulation at least ten (10) day prior to the meeting date.

In addition, the City ensures reasonable access to information and records related to the development of the Plan and to the expenditure of resources for programs funded by CDBG and HOME for the past five (5) years.

E. Technical Assistance

City staff notified public meeting participants and other community members who represent lower and moderate income groups that they could receive technical assistance in order to develop funding requests for CDBG and HOME funds. Technical assistance for such groups includes: helping them understand the program requirements and determination of eligible/ineligible activities; suggestions on structuring new programs; and assistance in completing the application.

F. Public Hearing for Draft Consolidated Plan

Public hearings were publicized adequately and held at times and locations convenient to the community, especially those persons affected by the program resources. The location of the hearing at City Hall is accessible to persons with physical disabilities. Public hearings held before the Chula Vista Council on March 22, 2005 and April 5, 2005 concerning the draft Plan provided opportunities for public comment prior to submission of the Plan to HUD. They were held at 6:00 pm to accommodate residents who attend school or work during the day.

G. Publishing the Plan

The draft Plan which contains community overview with needs assessment, housing and community development five-year strategic plan, and annual funding plan was distributed for 30-day public comment review on April 5, 2005. The City Council adopted the Plan May 10, 2005 and the final Plan was subsequently provided to the HUD office in Los Angeles. Publication of notices in local newspapers described the purpose, priorities and goals of the Plan, and the availability of the draft Plan for review.

H. Public Comment

During the 30-day public review (April 5- May 5, 2005), community members had the opportunity to comment on the draft Consolidated Plan and Action Plan. Community members were encouraged to submit comments during the development of the Plan, and will also be encouraged to submit comments to

any subsequent Plan amendments, and to the annual performance report to the Plan. Written and verbal comments expressed during the comment period are considered and summarized in Appendix C of the Plan.

The City made an effort to respond in writing within 16 working days to those written comments and will make an effort to respond in the same amount of time to future comments.

Complaints regarding the Consolidated Plan process must have been made within the 30-day public comment period, and City staff made an effort to respond to complaints within 15 working days from the date of the complaint, where practical. Complaints regarding the Plan amendments and annual progress reports must include: 1) a description of the objection with supporting facts and data; and 2) name, address, telephone number, and date of complaint.

I. Community Development Needs Assessment Survey

The Community Development Department placed a survey on the Star News to solicit resident input on Community Development Needs and potential activities to be undertaken during the Consolidated Plan. The responses are included in the public comment section of the appendix and will not be included in the needs assessment portion of the document.

III. HOUSING AND COMMUNITY DEVELOPMENT NEEDS

This section of the Consolidated Plan presents an overall picture of the housing and community development needs in Chula Vista. The needs assessment provides the foundation for establishing priorities and allocating Federal, State, and local resources to address identified housing and community needs.

The section is divided into two major components: A) Housing, and B) Non-Housing Community Development Needs. Major data sources include 1990 and 2000 Census, CHAS data, the 1999-2004 Housing Element, information collected through community public meetings and interviews with interested parties and City staff.

A. HOUSING NEEDS

The needs assessment detailed below, focuses on Chula Vista's housing needs.

Household Needs

This section summarizes available data on the most significant current housing needs of lower and moderate income Chula Vista residents, and projects those needs over the five-year Consolidated Plan period. Current supportive housing needs are also summarized.

1. Background and Trends: Chula Vista is the second largest municipality in San Diego County with a population of 173,556 residents. The City covers approximately 50 square miles along the San Diego Bay and is surrounded by National City, the City of San Diego, and the unincorporated areas of the County. Two major north-south freeways, Interstate 5 and Interstate 805 traverse Chula Vista. The area west of the I-805 "western Chula Vista" is built up and characterized by well established with primarily infill and redevelopment residential construction activity. The developing "eastern area" is comprised of large vacant tracts constituent to several master-planned communities in various stages of approval and implementation.

2. Population: As shown in Table 1, the population of San Diego County was 2,498,016 in 1990. It increased to 2,795,780 in 2000, an increase of 11.9 percent. In comparison, Chula Vista's population increased by approximately 28.4 percent, which is slightly more than double the increase for the County.

TABLE 1: POPULATION GROWTH 1990-2000		
Year	Chula Vista	San Diego County
1990	135,163	2,498,016
2000	173,556	2,813,833

Source: Census 1990 and 2000

3. Age: Table 2 shows the age characteristics of residents of Chula Vista for 1990 and 2000. As shown, the age of the population has remained relatively the same, with the most notable change 2.3 percentage points in the 45-55 age range category. While seniors age 65+ represent 11 percent of the population, children and teens represent 31.5 percent or almost a third of the population.

TABLE 2: AGE OF THE POPULATION 1990-2000				
	1990		2000	
Age Group	Number	Percent	Number	Percent
Under 5 years	11,245	8.3%	13,565	7.8%
5 to 20 years*	30,221	22.4%	41,191	23.7%
21 to 24 years**	9,444	7%	11,398	6.6%
25 to 44 years	44,519	32.9%	54,791	31.6%
45 to 54 years	12,816	9.5%	20,563	11.8%
55 to 59 years	5,684	4.2%	7,007	4.0%
60 to 64 years	5,467	4.0%	5,922	3.4%
65 to 74 years	9,623	7.1%	10,437	6.0%
75 to 84 years	4,727	3.5%	6,826	3.9%
85 years and over	1,417	1.0%	1,856	1.1%
Total	135,163	100%	173,556	100%

*Due to different category grouping, numbers for Census 2000 are totaled for 5-19;

**Due to different category grouping, numbers for Census 2000 are totaled for 20-24

Source: Census 1990 and 2000

4. Income: Income levels influence the range of housing prices and the ability of the population to afford housing. Households that are low-income are limited in their ability to balance housing costs with other needs and often the ability to find housing of adequate size. The 2004 median household income for Chula Vista was \$51,729. While this is higher than neighboring Imperial Beach (\$40,031) and National City (\$33,515), it is much lower San Diego County's median income (\$47,067) and also the City of San Diego (\$52,192).

For the purposes of the Consolidated Plan, HUD has established the following income categories:

- ◆ **Extremely Low Income Households:** Households whose gross income is equal to 30 percent or less of the area median income.
- ◆ **Very Low Income Households:** Households whose gross income is equal to 31 percent and 50 percent or less of the area median income.
- ◆ **Low Income Households:** Households whose gross income is between 51 percent and 80 percent of the area median income.
- ◆ **Moderate Income Households:** Households whose gross income is between 81 percent and 95 percent of the area median income.

Table 3 shows the distribution of the household income for the City Of Chula Vista. Forty-five percent (45%) of the population in households earn more than \$50,000 per year, fifty-five percent (55%) earn less than that.

TABLE 3: HOUSEHOLD INCOME DISTRIBUTION		
Income	Number of HH	Percent
Less than \$10,000	4,206	7%
\$10,000 to \$19,999	6,293	11%
\$20,000 to \$29,999	7,675	13%
\$30,000 to \$39,999	7,579	13%
\$40,000 to \$49,999	6,162	11%
\$50,000 to \$59,999	5,383	9%
\$60,000 to \$74,000	6,767	12%
\$75,000 TO \$99,000	6,815	12%
\$100,000 TO \$149,000	5,008	9%
\$150,000 or more	1,817	3%
Total	57,706	100.0%

Source: SANDAG 2005

Moreover, the 2000 Census shows that the median household income differs by tenure, with owner households earning \$59,663 and renters earning \$30,962. Median income reported by the 2000 Census also differs by ethnicity as follows:

White	\$47,419	Hispanic or Latino	\$39,110
Black	\$41,533	American Indian	\$34,531
Asian	\$62,861	Native Hawaiian/Pac Islander	\$51,630

As shown, Asians earn considerably higher incomes than all other races, though they do not represent a majority of the population. While Hispanics make less than the overall City median, they represent nearly half of the City's population, indicating they may be at a disproportionate disadvantage in terms of earnings. A lower level of education may be one explanation for this, as the 2000 Census reports that of the population 25 years and older 36 percent of Hispanics have an educational attainment level that does not include a high school diploma. In comparison 19 percent of Whites, 11 percent of Asians, and 10 percent of African Americans have similar education levels. Without the proper skill set needed for employment higher earnings will likely continue to be a struggle for this group.

5. Employment Characteristics: Chula Vista has been forecasted to be one of the fastest growing employment centers in the region because of land available for employment center development, access to major transportation corridors such as Interstate 8 and 805, and its proximity to the U.S. – Mexico International Border.

Table 4 indicates major employers in the City of Chula Vista that have 200 or more employees. As shown, Hospitals employ 29 percent of the total employees held by the City’s major employers followed by aerospace (24 percent) and general merchandise (20 percent).

TABLE 4: MAJOR EMPLOYERS		
Business	Type	Employees
B.F Goodrich Aerospace	Aerospace Manufacturing	1,922
Sharp Chula Vista Medical Center	Hospital	1,221
Scripps Memorial Hospital	Hospital	865
United Parcel Service	Parcel Delivery Service	649
Target (3 stores)	General Merchandise	604
Costco Wholesale Corp (2 stores)	General Merchandise	556
Sears Roebuck & Co.	General Merchandise	340
A T C Vancom of California L P	Transit Company	284
Wal-Mart Store #3516	General Merchandise	250
Home Depot #658	Building Supplies/Hardware	245
Bayview Behavioral Health Campus	Hospital	236
Federated Western Prop	Department Store	229
Raytheon Systems Company	Communications	200

Source: City of Chula Vista Finance Department, June 2004

As shown in Table 5, the industries of the employment sector have remained relatively unchanged, with the exceptions of manufacturing and retail trade that decreased and entertainment/recreation and health services, which has increased. Though retail trade has decreased significantly by eight percentage points, it still remains the highest proportionally at 14 percent of industries listed. Another significant change has occurred in the entertainment and recreation industry, which increased by nine percentage points.

TABLE 5: EMPLOYMENT BY INDUSTRY 1990 - 2000				
	1990	Percent	2000	Percent
Agriculture, forestry, and fisheries	609	1%	112	0%
Mining	37	0%	6	0%
Construction	3,885	7%	4,426	7%
Manufacturing	8,831	16%	7,771	12%
Transportation	2,176	4%	2,515	4%
Communications & other public utilities	1,478	3%	2,670	4%
Wholesale trade	2,371	4%	2,348	4%
Retail trade	11,842	22%	8,850	14%
Finance, insurance, and real estate	4,517	8%	4,987	8%
Entertainment and recreation services	791	1%	6,133	10%
Health services	4,121	8%	7,786	12%
Educational services	4,660	9%	6,637	10%
Other professional and related services	3,953	7%	3,776	6%
Public administration	5,214	10%	6,260	10%

Source: Census 1990 and 2000

6. Racial and Ethnic Composition: One of Chula Vista's greatest assets is the cultural diversity of its people and neighborhoods. Many of the neighborhoods reflect residents living together harmoniously in various cultural and economic groups and sharing a sense of community, even though some of these neighborhoods are concentrated with low income and minority households.

As shown in Table 6, Hispanics continued to make up the majority of the population, though there was an increase of approximately 12 percentage points. Other proportions of racial and ethnic groups remained relatively similar, with Whites representing 31.7 percent, Asians 10.6 percent, and African Americans 4.3 percent.

TABLE 6: CHANGE IN RACIAL/ETHNIC COMPOSITION				
Race/Ethnicity	1990	Percent	2000	Percent
White (non-Hispanic)	41,187	30.5%	55,042	31.7%
Black	6,216	4.6%	7,517	4.3%
Hispanic	50,376	37.3%	86,073	49.6%
Amer. Indian & Alaska Native alone	863	0.6%	593	0.3%
Native Hawaiian & Other Pacific Islander alone	914	0.7%	883	0.5%
Asian alone	11,161	8.3%	18,410	10.6%
Population of two or more races	N/A	-	4,765	2.8%
Other/ Some other race alone	24,446	18.1%	273	0.2%
Total Population	135,056	100%	173,556	100%

Source: 1990 and 2000 Census

7. Racial/Ethnic Concentrations: Ethnic concentrations occurs when the percentage of residents in a census tract exceed the countywide average percentage for that particular race. For Chula Vista concentration exists primarily on the southern and western part of the City. 49 percent of the population is Hispanic, 4 percent is black, less than 1 percent is American Indian, 11 percent is Asian, less than 1 percent is Hawaiian.

8. Household Language and Linguistic Isolation: The 2000 Census reports that nearly one third of the population in Chula Vista are foreign born. In addition, of 57,626 households, 43 percent speaks Spanish, of which nearly 17 percent are linguistically isolated. A linguistically isolated household is one in which all members over 14 years of age has some difficulty with English. Of the 5,454 households that speak Asian languages nearly 18 percent are linguistically isolated. Language barriers may prevent residents from accessing services, information, housing, and may also affect educational attainment and employment.

B. PERSONS WITH SPECIAL NEEDS: There are some population groups that have been identified as having a need for special or alternative types of housing. These special need populations have difficulty finding appropriate housing to meet their needs due to economic, social, mental, or physical conditions. These groups are the elderly, persons with disabilities, large families, single parents, the homeless, farm workers, day laborers, and students. Many of these groups overlap, for example many farm workers are homeless and many elderly people have a disability.

1. Elderly and Frail Elderly: The limited incomes of many elderly persons often make it difficult for them to find affordable housing. Many elderly spend a higher percentage of their income for food, housing, medical care, and personal care than non-elderly families, and therefore need some form of housing assistance.

The elderly population comprises about 13 percent of the estimated population in Chula Vista or 22,606 persons according to the 2000 Census. Elderly is defined as 62 years or older, while frail elderly is an elderly person who is 62 years or older and unable to perform at least 3 activities of daily living (ADL's). Examples of ADL's include, but are not limited to eating, bathing, grooming, and household management activities.

The housing needs of the elderly include supportive housing, such as intermediate care facilities, group homes, and other housing that may include a planned service component. Needed services related to the elderly households include personal care, health care, housekeeping, meal, personal emergency response, and transportation services.

According to the 2000 CHAS data for Chula Vista, approximately 6, 421 elderly households are low to moderate-income, most of which are homeowners (61 percent). Of all elderly households renting their home, 32.5 percent are estimated to pay more than 50 percent of their income for housing.

Elderly households constitute nearly 27 percent of all Chula Vista low to moderate- income households. Of the total low to moderate- income renter households, 17 percent are elderly.

A wide variety of facilities and services are presently available to serve the elderly population, including:

- ◆ **Norman Park Senior Center** offers an exciting array of educational courses, health programs, exercise, dancing and special events.
- ◆ **Life Options South Bay** is a public / private partnership coordinated by the City of Chula Vista, Southwestern College and the Chula Vista Coordinating Council, targeted at active retirees over the age of 50. Activities include: volunteer, education, 2nd career training, recreation and travel, health, fitness and employment opportunities.

2. Persons with Disabilities: According to the U.S. Bureau of the Census, a person is considered to have a disability if he or she has difficulty performing certain functions (seeing, hearing, talking, walking, climbing stairs, and lifting or carrying), or has difficulty with certain social roles (doing school work for children or working at a job for adults). A person, who is unable to perform one or more activities, uses an assistive device to get around, or who needs assistance from another person to perform basic activities is considered to have a severe disability.

The U.S. Bureau of the Census estimates that ten percent of the total population in the United States has a severe disability and that 20 percent has some kind of disability. Applying these rates to Chula Vista would result in an estimate of 17,356 persons with severe disabilities and 34,712 with some kind of disability. This is consistent with the 2000 Census data that reports 30,257 people in Chula Vista with a disability.

Four factors – affordability, design, location, and discrimination – significantly limit the supply of housing available to households of persons with disabilities. Most homes are inaccessible to people with mobility and sensory limitations. Housing is needed that is adaptable to widened doorways and hallways, access ramps, larger bedrooms, lowered countertops, and other features necessary for accessibility. Location of housing is also an important factor for many persons with disabilities as they often rely on public transportation to travel.

Housing and advocacy groups report that people with disabilities are often the victims of discrimination in the home buying market. People with disabilities, whether they work or receive disability income are often perceived to be a greater financial risk than persons without disabilities with identical income amounts.

The 2000 CHAS data estimates 10,631 households living in Chula Vista as having a mobility or self-care limitation, 57 percent of which are low to moderate income. While 48.5 percent of all disabled households reported having any housing problem, disabled renters were more impacted (65.6 percent) than owners (36.3 percent). Extra elderly low income disabled households were the most impacted of all disabled households with 97.3 percent with any housing problem.

Group housing, shared housing, and other supportive housing options can help meet the needs of persons with disabilities. These housing options often have the advantage of social service support on-site or readily available.

Disabilities can also hinder the ability of a person to earn adequate income. "The U.S. Bureau of the Census estimates that 70 percent of all people with severe disabilities are unemployed and rely upon fixed monthly disability incomes which are rarely adequate for the payment of market rate rent."

Table 7 illustrates the types of disabilities tallied in the 2000 Census. As shown, most disabilities tallied are employment disabilities (26 percent), followed by physical and go-outside the home at 23 percent each. More than one disability can be reported by one individual; thus the numbers are higher than if the count was for total disabled persons.

TABLE 7: DISABILITIES TALLIED				
	16 to 64 Years	65 Years and over	Total	Percent
Sensory disability	2,016	3,066	5,082	10%
Physical disability	5,905	6,098	12,003	23%
Mental disability	3,458	2,400	5,858	11%
Self-care disability	1,954	1,937	3,891	7%
Go-outside-home disability	8,013	4,087	12,100	23%
Employment disability	13,418	-	13,418	26%
3Total	34,764	17,588	52,352	100%

Source: Census 2000

3. Physically Disabled: According to the 2000 Census approximately 4,106 people over the age of five have physical disabilities in Chula Vista. The majority of the supportive services and housing assistance for physically disabled persons are provided through non-profit organizations. A primary provider is the Access Center of San Diego. The Access Center's services provide independence, dignity and access to physically disabled persons.

The Access Center provides a variety of services including:

- ◆ Intake and Referral Services
- ◆ Personal Assistance to obtain personal care attendants or homemakers
- ◆ Housing Referral to obtain accessible and/or appropriate housing
- ◆ Benefits Counseling to help disabled individuals apply for public benefits
- ◆ Case management services to help individuals move out of institutional environments
- ◆ Assist young adults with disabilities moving from a school setting to independent living arrangements

- ◆ Peer Counseling furnishes services and opportunities for social contact and involves areas such as individual, marital, family, and sexual counseling;
- ◆ Transportation to medical, employment or personal appointments;
- ◆ Spoke Shop is a business enterprise which offers medical supplies and sales, service and repair of durable medical equipment such as wheelchairs;
- ◆ Public Relations and Development to provide public information to the community, manages public relations events, produces fund development special projects, supervise volunteer coordination and membership recruitment.

The City of Chula Vista provides CDBG funds to the Access Center for services to residents in Chula Vista.

4. Mentally Disabled: According to the 2000 Census, approximately 1,690 people over the age of five have mental disabilities in Chula Vista. Region wide, facilities for the mentally disabled include hospitals, medical centers, outpatient clinics, mental health centers, counseling and treatment centers, socialization centers, residential facilities for children, crisis centers, and adolescent and adult day treatment offices. Services available region wide through the County Mental Health Services and its contracting agencies include: screening and emergency, inpatient, partial day treatment, 24-hour residential treatment, outpatient, crisis, community support, probation, forensic, program review and development, case management, homeless outreach and volunteer services.

At present, there is a limited range of community-based rehabilitative and supportive housing options for persons not in crisis who need living accommodations. Current County Mental Health Services housing resources for the region include:

- ◆ Supplemental Rate Program: board & care with supplemental services
- ◆ Long-term/Transitional Residential Program: group living with supportive services
- ◆ Semi-Supervised Living Program: transitional living from the streets to group housing

5. Developmentally Disabled: The federal definition of developmental disability is a severe chronic disability caused by physical or mental impairment that is evident before age 22. According to the Illinois Department of Human Services website, approximately 1 percent of the population is affected by a developmental disability. Applying this to Chula Vista, an estimated 1,736 people may be developmentally disabled

The San Diego Regional center for the Developmentally Disabled is an information clearinghouse and provider of services for developmentally disabled persons. It is responsible for providing diagnostic counseling and coordination services. Regional centers serve as a focal point within the community through which persons with developmental disabilities and their families receive comprehensive services. The San Diego Regional Center is responsible for providing preventive services, including genetic counseling to persons who have or may be a risk of having a child with a developmental disability. They are also responsible for planning and developing services for persons with developmental disabilities to ensure that full continuum of services are available.

- ◆ **Training and Education for Retarded Individuals, Inc.** is a private, non-profit corporation created for the purpose of developing residential, educational and recreational programs designed to serve individuals with developmental disabilities.
- ◆ **The United Cerebral Palsy Association of San Diego County** provides communication training, pre-vocational testing and training, and social and recreational activities for developmental disabled persons.
- ◆ **Association of Retarded Citizens (ARC)**, a private non-profit corporation provides job training to the developmentally disabled in Chula Vista. The Chula Vista Parks and Recreation Department assists with the Special Olympics.
- ◆ **The Therapeutics Recreation Section** offers a wide range of activities for persons with developmental disabilities and/or physical disabilities. Activities include dances, sports, exercise, weekend recreation, weeknight recreation, field trips and special events.
- ◆ **Kids Included Together (KIT)** is a nonprofit organization that is designed to support programs that serve children with disabilities.

6. Large Households/Families: Large families, defined as five or more persons, usually require units with three or more bedrooms and pay a larger percentage of monthly income for housing. They often have lower incomes and frequently live in overcrowded smaller units which

can result in accelerated unit deterioration.

According to 2000 CHAS data, 9,576 (17 percent) of Chula Vista's 56,864 total households were large families of five or more persons. Of those, 6,039 (63 percent) were owners and 3,537 (37 percent) were renters. Approximately 40 percent of these large households were low to moderate income (3,816).

While 78.9 percent of large renter households reported having any housing problem, only 34.3 percent of large renter households indicated paying more than 30 percent of their income for rent. In comparison 55.2 percent of large owner households reported having any housing problem, with 36.1 percent indicated paying more than 30 percent of their income for rent.

The 2000 Census reports 28,010 housing units with three or more bedrooms, 85 percent of which are owner-occupied, indicating that there are a sufficient number of larger homes to accommodate the large household population.

While it is likely that overcrowding is a major housing problem facing large renter households in Chula Vista, housing condition may also explain part of the problem, since there appears to be an adequate number of larger homes. Large owner households also appear to face overcrowding, though not to the same extent.

7. Single Parents: Single parents comprise a significant portion of lower-income households "in need." Single-parent households often require special consideration and assistance because they tend to have lower incomes and a greater need for day care, health care, and related facilities.

2000 Census data indicate that 6,351 (11 percent) of the City's total households are headed by single parents. Of these households in Chula Vista, 1,400 (22 percent) are headed by males and 4,951 (78 percent) by females.

Of the female single-parent households, 1,626 live below the poverty level, compared to 243 male householders with no wife present and children under 18.

8. Homeless: Throughout the country and the San Diego region, homelessness has become an increasing problem. Factors contributing to the rise in homelessness include a lack of housing affordable to low and moderate income persons, increases in the number of persons whose

income fall below the poverty level, reductions in subsidies to the poor, drug/alcohol abuse, and the de-institutionalization of the mentally ill.

As defined by the U.S. Department of Housing and Urban Development, an individual or family who is homeless:

1. Lacks a fixed, regular, and adequate nighttime residence; or
2. Has a primary nighttime residence that is:
 - ♦ A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
 - ♦ An institution that provides a temporary residence for individuals intended to be institutionalized; or
 - ♦ A public or private place not designated for, or ordinarily used as, a regular sleeping accommodation for human beings.

This definition does not include persons living in substandard housing (unless it has been officially condemned); persons living in overcrowded housing, or persons being discharged from mental health facilities (unless the person was homeless when entering and is considered to be homeless at discharge).

The Regional Task Force on the Homeless issued a report in July 2004 states that more than 7,300 urban homeless and 2,300 rural homeless are located in the San Diego region. Within Chula Vista the homeless population is estimated at 474 homeless.

The Regional Task Force on the Homeless also estimates that families account for approximately 32 percent of the urban homeless population in the San Diego region. Single adults account for approximately 66 percent of the urban homeless. Many homeless are substance abusers (30 percent), are farm workers/day laborers (32 percent), are chronically homeless (19 percent), and mentally ill (19 percent).

Services for the homeless are discussed under the Homeless Needs section of this Plan.

9. Farm Workers and Day Laborers: Farm workers and day laborers are described as those individuals who live in the area and work regularly in the fields or in casual labor situations. Due to the rapid sub-urbanization of

Chula Vista, very little of the County's agricultural employment base is left in the area. According to the 2000 Census, there are only 118 people employed in agriculture, forestry, fishing, and mining in Chula Vista.

Chula Vista's day laborers may work on small construction jobs and odd jobs. Similar to the farm workers, day laborers often reside in the city temporarily and may choose to be homeless in order to send their earnings home to their families rather than using their resources for housing. This was seen in 1995 when the City of San Diego met some resistance from farm workers and day laborers who were offered to be relocated from encampments into apartments.

It is difficult to provide an accurate estimate of this population due to this population's geographical, linguistic, and cultural isolation. The Regional Task Force on the Homeless has roughly estimated a rural homeless population of 2,340 day laborers in the San Diego region, with zero in Chula Vista as of October 2003.

10. Students: Students can impact housing demands in areas that surround universities and colleges. Typically students are low-income and are therefore affected by a lack of affordable housing, especially within easy commuting distance from campus. They often seek shared housing situations or live with their parents to decrease expenses and can be assisted through roommate referral services offered on-and-off-campus.

Chula Vista is the location of Southwestern Community College with an enrollment of approximately 17,390 students (Fall 2004 opening day). Most of these students are part-time (64 percent) and only 27 percent are new enrollees. The average age is 26 and 84 percent are ethnic minorities. The average family income is \$29,600 and the average family size is 3.9. Approximately 41 percent live in Chula Vista (7,121). When surveyed about their needs, none indicated a need for housing. Other services were noted relevant to community development needs, specifically: disabled services, employment, child care, health services and tutoring. There is no housing office on campus and the college administrators have not heard about housing problems from the students.

The Olympic Training Center represents a unique student need in Chula Vista. Approximately 120 of the athletes require short-term stay of one to two months and use the four dormitories at the Center. Approximately 75 athletes require year-round housing, 25 of whom reside at the Center and 50 reside in the nearby community. The average age is 25 years and the average income is under 50 percent of the area median income.

Approximately 75 percent are female and 25 percent are male.

11. Persons with the HIV Infection and with AIDS: According to the County HIV/AIDS Epidemiology Program, there were 406 cases of AIDS reported for Chula Vista as of December 2004. Of these cases, 246 are currently living with AIDS and are composed of 28 percent White, 9 percent African American, 61 percent Hispanic, and 2 percent Asian residents. These figures appear consistent with the demographic composition of the City.

In comparison to the County as a region, the County of San Diego Health and Human Services Agency Public Health Services HIV/AIDS Epidemiology Report 2004 reports the following:

- ◆ There have been 12,034 individuals diagnosed with AIDS in San Diego County.
- ◆ The number of new cases reported per year has been decreasing since 1993
- ◆ Individuals diagnosed with AIDS in San Diego County are most commonly white, male, between 30 to 39 years of age, and have male sexual partners.
- ◆ Over the years, this has been slowly changing with a larger proportion of people being diagnosed at age 40 or older, African American or Hispanic racial/ethnic groups, women, or having used injection drugs.
- ◆ While AIDS was once considered a fatal illness, the advances in medicine and medical treatment have enabled individuals with AIDS to live longer, healthier lives. As the number of individuals newly diagnosed with AIDS has been decreasing, the number of individuals living with an AIDS diagnosis continues to increase.
- ◆ To date, approximately 5,454 are living with an AIDS diagnosis in San Diego County.

The Health and Human Services Agency (HHSA) has divided the County into six regions. Chula Vista is part of the South Region, which is the second most frequently reported place of residence since 1995. Cases diagnosed in the South are predominately Hispanic (56%) and white (30%).

Of the 12,201 AIDS cases reported for San Diego County as of December 2004, Chula Vista represents about 2 percent (246 cases). The City of San Diego represents the majority with approximately 74 percent. Chula Vista represents approximately 5% of the 5,454 people living with AIDS in San Diego County.

HIV/AIDS related programs available to Chula Vista residents include:

- ◆ **AIDS Drug Assistance Program (ADAP):** Provides assistance to eligible individuals in obtaining prescription drugs for the treatment of HIV/AIDS (619) 296-3400 x174
- ◆ **HIV Testing Clinics:** Free anonymous and confidential testing to anyone ages 12 or older. Available at several sites (619) 296-2120
- ◆ **Office of AIDS Coordination:** Provides the planning and administration of HIV prevention funding and Ryan White Care Act funds for San Diego County, as well as AIDS case management and HIV testing (619) 296-3400
- ◆ **Partner Counseling and Referral Services (PCRS):** Provides assistance to those who want to notify partners of possible exposure to HIV. A free, voluntary and confidential service (619) 296-2120
- ◆ **STD (Sexually Transmitted Disease) Clinics:** Low cost/free confidential testing and treatment of STDs to anyone ages 12 or older. Available at several Sites (619) 692-8550
- ◆ **T-Cell Testing Program:** A one-time, free confidential T-cell test (619) 296-2120

One of the inevitable consequences of AIDS is deterioration in health, leading to an inability to work. As a result, AIDS is often regarded as an illness of impoverishment. Studies by MediCal indicate that approximately 55 percent of AIDS patients have extremely limited incomes, making almost all market-rate housing unaffordable for AIDS patients. Thus, many patients are at high risk of homelessness.

In fact, the July 2004 report by the Regional Task Force on the Homeless indicated that just over 400 persons with AIDS are unsheltered in San Diego County, though it is difficult to estimate because many homeless do not bother to get tested for HIV/AIDS.

Facilities available regionally include 10 facilities containing 99 beds, one skilled nursing home with an AIDS program, AIDS housing information and referral service, and a volunteer-based free moving service for low income people with AIDS who need to change residences. Approximately 90 County residents with AIDS participate in a HOPWA-funded tenant-based rental assistance program; over 600 persons with AIDS are on the waiting list for that service.

In an effort to coordinate all Non-Homeless Special Needs services, the Chula Vista Human Services Council publishes a Human Services Directory for the South Bay which lists all the valuable services along with important information, contact persons and telephone numbers.

12. Foster Children: The County Foster Care Program is financed by the

State of California. Under this program, a licensed family may receive \$400 to \$550 per month for housing a foster child. Currently no foster care agencies located in the City of Chula Vista are listed on the California State Community Care License Division's website, however there are facilities in nearby jurisdictions.

Inadequate housing for families seeking foster care placement is not significant. The housing needs of foster children are greatest when the foster child reaches the age of 18 years and no longer qualifies for State-funded foster care. It is estimated that one-third of those currently in foster care will become homeless when they reach the age of 18.

According to the Child Services Division of the County of San Diego Health Services Department, rental assistance is the best way to prevent homelessness among foster children reaching the age of 18 years. In order to provide some level of housing assistance, the City of Chula Vista has partnered with South Bay Community Services and the County of San Diego to fund an after-foster care facility. The Trolley Trestle project also provides temporary housing for those foster children released from the foster program.

13. Substance Abuse: People suffering from substance abuse such as drug or alcohol require special housing needs while they are being treated and are recovering.

According to the San Diego County Report Card, in 2003, 11.4% of those surveyed San Diego County students reported smoking a cigarette, 28.9% reported alcohol use, and 13.4% reported marijuana use in the past 30 days.

The Substance Abuse and Mental Health Services Administration (SAMHSA), Office of Applied Studies (OAS) indicates that the national rate in 2002–2003 for past year dependence on or abuse of alcohol or illicit drugs among persons aged 12 or older was about 9.2 percent. Applying this rate to Chula Vista approximately 13,385 (includes ages 10-14 as grouped by the 2000 Census) people may face substance abuse problems.

An article released by Prevent Child Abuse America states that the relationship between parental alcohol or other drug problems and child maltreatment is becoming increasingly evident. And the risk to the child increases in a single parent household where there is no of the parent's problem.

Services available to Chula Vista residents include:

- ◆ Substance abuse prevention education is taught in all grades, preschool through grade six.
- ◆ South Bay Community Services Teen Recovery Center (TRC) – provides a day treatment program for youth with substance abuse issues.
- ◆ McAlister Institute is a non-profit agency dedicated to providing high quality, low cost, substance abuse services.
- ◆ South Bay Options for Recovery is a comprehensive outpatient recovery center which provides individual and group counseling and individualized treatment planning. Program curriculum includes alcohol and drug education, life skills, employment preparation and job skills, parenting classes, relapse prevention, and health education. On-site child care and random drug testing are also available.

14. Victims of Domestic Violence: According to the San Diego County Report Card, there were 20.6 reports of domestic violence per 1,000 households; in 2003.

South Bay Community Services provides an array of domestic violence prevention and intervention services that includes emergency response, confidential shelter for victims and their families, transitional confidential housing, counseling groups for victims, for their children, and groups for Court-ordered batterers.

15. Community Care Facilities for Special Needs: According to the California State Division of Community Care Licensing Division, there are 101 facilities in Chula Vista with a capacity of 1,990 beds to serve persons with special needs (Table 8).

Table 8: Licensed Community Care Facilities		
Facility Type	Facilities	Capacity
Adult and Elderly Residential		
Adult Day Care	4	310
Adult Day Support	0	0
Adult Residential	35	201
Residential Chronically Ill	0	0
Residential Elderly	36	1,074
Social Rehab		
Infant Centers	11	261
Children's Residential		
Group Home	8	115
Small Family Home	7	29
Foster Agency	0	0
Transitional Housing Placement	0	0
Total	101	1,990

Definitions for the types of facilities listed above are as follows:

- ◆ Adult Day Care Facilities (ADCF) are facilities of any capacity that provide programs for frail elderly and developmentally disabled and/or mentally disabled adults in a day care setting.
- ◆ Adult Day Support Centers (ADSC) provide a community-based group program designed to meet the needs of functionally impaired adults through an individual plan of care in a structured comprehensive program that provides a variety of social and related services in a protective setting on less than 24-hour basis.
- ◆ Adult Residential Facilities (ARF) are facilities of any capacity that provide 24-hour non-medical care for adults ages 18 through 59, who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled.
- ◆ Residential Care Facilities for the Chronically Ill (RCFCI) are facilities with a maximum licensed capacity of 25. Care and supervision is provided to adults who have Acquired Immune Deficiency Syndrome (AIDS) or the Human Immunodeficiency Virus (HIV).
- ◆ Residential Care Facilities for the Elderly (RCFE) provide care, supervision and assistance with activities of daily living, such as bathing and grooming. They may also provide incidental medical services under special care plans. The facilities provide services to persons 60 years of age and over and persons under 60 with compatible needs. RCFEs may also be known as assisted living facilities, retirement homes and board and care homes. The facilities can range in size from six beds or less to over 100 beds.
- ◆ A Social Rehabilitation Facility is any facility that provides 24-hour-a-day non-medical care and supervision in a group setting to adults recovering from mental illnesses, who temporarily need assistance, guidance, or counseling.
- ◆ Group Homes are facilities of any capacity and provide 24-hour non-medical care and supervision to children in a structured environment. Group Homes provide social, psychological, and behavioral programs for troubled youths.
- ◆ Small Family Homes (SFH) provide 24-hour-a-day care in the licensee's family residence for six or fewer children who are mentally disabled, developmentally disabled, or physically handicapped, and who require special care and supervision as a result of such disabilities.
- ◆ Foster Family Homes (FFH) provide 24-hour care and supervision in the licensee's family residence for no more than six children. Care is provided to children who are mentally disabled, developmentally disabled, or physically

handicapped, children who have been removed from their home because of neglect or abuse, and children who require special health care needs and supervision as a result of such disabilities.

- ◆ Transitional Housing Placement Programs provide care and supervision for children at least 17 years of age participating in an independent living arrangement.

C. HOMELESS NEEDS: It is the goal of the Consolidated Plan to coordinate services and facilities available for the homeless as continuum of care. A continuum of care begins with a point of entry in which the needs of a homeless individual or family are assessed. Once a needs assessment is completed, the individual/family may be referred to permanent housing or to transitional housing where supportive services are provided to prepare them for independent living. The goal of a comprehensive homeless service system is to ensure that homeless individuals and families move from homelessness to self-sufficiency, permanent housing, and independent living.

The following section summarizes the housing and supportive service needs of the homeless in Chula Vista, as well as persons and families at risk of becoming homeless. This section also includes an inventory of services and facilities available to serve the City's homeless population and those who are at risk of becoming homeless. Service and facility gaps in the continuum of care are also identified.

1. Extent of Homelessness and Subpopulations: The Regional Task Force on the Homeless issued a report in July 2004 states that more than 7,300 urban homeless and 2,300 rural homeless are located in the San Diego region. Within Chula Vista the homeless population is estimated at 474 homeless. The Task Force also estimates that families account for approximately 32 percent of the urban homeless population in the San Diego region.

Single adults account for approximately 66 percent of the urban homeless. Many homeless are substance abusers (30 percent), are farm workers/day laborers (32 percent), are chronically homeless (19 percent), and mentally ill (19 percent).

Many extremely low and low income households are considered to be at risk of homelessness, because they often overpay for housing and would lose their homes if they were to become unemployed. Victims of domestic violence, persons with HIV/AIDS, youth recently released from the foster system, parolees, and other persons released from medical facilities may also be considered "at-risk".

2. Inventory of Homeless Services and Facilities: Social service and homeless providers address the supportive service needs of the homeless, as well as housing needs. The many and various needs of the homeless include emergency shelter, transitional housing, social services (i.e., job counseling/training), mental health services, and general

health services. Existing service agencies indicate that a growing need exists for limited-term shelter or transitional facilities for homeless individuals and families.

Many organizations located in other cities offer shelter for the homeless population currently residing in Chula Vista. Table 9 lists the shelter locations both in and near Chula Vista that are known to serve Chula Vista’s homeless population.

South Bay Community Services (SBCS) is the primary social service agency that provides homeless shelter and services within Chula Vista. SBCS operates four transitional living programs in Chula Vista and participates in the FEMA and County of San Diego Hotel/Motel Voucher Program.

The City of Chula Vista took a lead role in the County by creating an Affordable Housing Policy (AHP) which required developers of housing projects in excess of 50 units to explore Federal and State subsidy programs along with other economically feasible means of reducing the price of housing. The AHP requires the developer to provide a minimum of 5 percent of the units for low- income households and 5 percent of the units to middle income households. This policy continues to be a positive step toward ensuring a more racially and economically balanced community.

TABLE 9: SHELTERS FOR THE HOMELESS SAN DIEGO – SOUTH BAY					
Agencies	Program Name	Target Population	Special Needs	Beds	City
Emergency Shelter					
Ecumenical Council of SD County	ISN Rot'l Shelter South Bay (mid-October –March)	General Population	General Homeless	12	Regional
SBCS	Casa Nueva Vida I	Families w/children	General Homeless	54	Chula Vista
SBCS	La Nueva Aurora	Families w/children	Victims of Domestic Violence	12	Chula Vista
Transitional Shelter					
MAAC Project	Nostros	Adult Men	Substance Abuse	*	Chula Vista
SBCS	Casa Nuestra Shelter	Homeless Youth	General Homeless	*	Chula Vista
SBCS	Casa Segura I&II	Women w/Children	Victims of Domestic Violence	50	Chula Vista
SBCS	Casas	Families w/Children	General Homeless	7	Chula Vista

SBCS	Casas de Transition	Families w/Children	General Homeless	73	Chula Vista
SBCS	Trolley Trestle	Adult Men/and or Women	General Homeless	10	Chula Vista
SBCS	Trolley Trestle	Families w/Children	General Homeless	10	Chula Vista
SBCS	Victorian Heights	Women w/Children	Victims of Domestic Violence	38	National City
Winter Hotel/Motel Vouchers (November through April)					
MAAC Project	Hotel/Motel Vouchers	Families w/Children	At-Risk w/disability	N/A	
SBCS	Hotel/Motel Vouchers	Families w/Children	General Homeless	N/A	Chula Vista

Source: Regional Task Force on the Homeless

Total Beds 266

Definitions:

Seasonal Emergency Shelter – A program which provides shelter and support services during a limited portion of late fall and Winter months.

Transitional Housing - Temporary housing and support services to return people to independent living as soon as possible, and not longer than 24 months.

3. Homeless Prevention Programs and Services: For the last few years, the City has allocated Community Development Block Grant (CDBG) funds to SBCS for youth and family support services, housing services, and economic development opportunities. Located in Chula Vista, SBCS offers assistance to persons who are “near homeless” through coordination of available services and financial resources and counseling in such matters as financial management and family support.

Case Management Services available in the South Bay region, which are located in Chula Vista include:

- ◆ Lutheran Social Services Project Hand (General Homeless)
- ◆ M.I.T.E. Options South Bay (Families w/Children & Substance Abuse Treatment)
- ◆ MAAC Project South Bay (General Homeless)
- ◆ The Salvation Army Chula Vista Family Services (General Homeless)

D. PUBLIC AND ASSISTED HOUSING NEEDS

1. Public Housing: The Housing Authority of the County of San Diego (HACSD) operates four conventional public housing developments in Chula Vista, with a total of 120 units. They are all managed by Interfaith Housing Property Management and were recently modernized to be ADA and Section 504 compliant.

These public housing units are as follows:

- ◆ **Dorothy Street Manor** – 22 low income family units
- ◆ **Melrose Manor** – 24 low income family units
- ◆ **Town Centre Manor** – 59 low income senior/disabled units
- ◆ **L Street Manor** – 16 low income family units

2. **Section 8 Certificate Program and Housing Vouchers:** Approximately 2,492 households receive Section 8 housing voucher from the County of San Diego Housing Authority. The following is a breakdown by program and unit size of the number of households currently receiving Section 8 rental assistance in Chula Vista as of March 2005:

<u>Public Housing Program</u>		<u>Voucher Program</u>	
0 Bedroom	-	0 Bedroom	13
1 Bedroom	58	1 Bedroom	791
2 Bedroom	17	2 Bedroom	1,054
3 Bedroom	46	3 Bedroom	503
4 Bedroom	-	4 Bedroom	109
5 Bedroom	-	5 Bedroom	20
6 Bedroom	-	6 Bedroom	2
Total	121	Total	2,492

According to the Housing Authority, Of the Voucher participants, 66 percent of those in the Voucher program Hispanic, 20 percent are White and 10 percent are African- American. This is consistent with the City's demographic composition.

3. Waiting List: The Housing Authority of the County of San Diego maintains a waiting list of households interested in receiving rental assistance. The Housing Authority accepts applications by telephone on an open enrollment basis. Currently, the number of households on the waiting list for both programs is approximately 5,552. The following is a breakdown by family type and bedroom size of the households on the waiting list who currently reside in the Chula Vista area:

<u>Public Housing</u>		<u>Voucher Program</u>	
Elderly	174	Elderly	383
Disabled	377	Disabled	812
Family	1,283	Family	2,264
Single	90	Single	169
Total	1,924	Total	3,628

As shown, families represent the majority of the groups waiting for assistance, followed by disabled and elderly. When an applicant applies for the Certificate or Voucher programs, Federal preference is given to households that are involuntarily displaced, living in substandard housing, or paying more than 50 percent of family income for rent. Currently, approximately 75 percent of all applicants qualify for one or more of the Federal preferences.

When there are available certificates, vouchers or vacancies in Public Housing, names are selected from the waiting list by Federal preference and date of application. The length of time an applicant may wait for assistance is approximately two to five years.

Table 10: Other Federal, State and Locally Assisted Units		
Type	Complex	Category
HUD Section 236	Castle Park Garden Apartments	62 Non-elderly low income
	Oxford Terrace Apartments	132 Non-elderly low income
	Palomar Apartments	168 Non-elderly low income
	Rancho Vista Apartments	24 Non-elderly low income
HUD Section 202	Silvercrest	75 Senior low income
Short-Term/Transitional Housing	Casa Nueva Vida #1	43 Beds
	Casa Nueva Vida #2	48 Beds
	SBCS Condo Units	25 Beds
Low Income Rental Units	Park Plaza Village Apartments	28 Very Low/Low income family
Tax Exempt Financing	Beacon Cove	35 Low income family
	Eucalyptus Grove	75 Low income family
	Terra Nova	46 Low income family
	Pear Tree Manor Apartments	119 Low income family
	Villa Serena	132 Senior low income
	Cordova Village	40 Very Low income family
	Trolley Terrace	18 Low income family
	Teresina at Lomas Verdes	88 Low income family

All of the above listed units are estimated by the City to have a near zero percent (0%) vacancy rate.

Assisted Housing Units “At Risk”

Chula Vista has 386 HUD Section 236 units which are “at risk” of converting to market rate housing. As explained in the five-year strategy to follow, the City continues to monitor these units and is ready to provide staff and financial resources to maintain the affordability of these units.

Five Year Projections

State law defines regional share needs for new housing units by jurisdiction and distributes that need to all income groups. The City of Chula Vista will need 17,000 new housing units broken down as follows:

E. LEAD-BASED PAINT HAZARDS: The Childhood Lead Poisoning Prevention Program (CLPPP) is a Division of Community Epidemiology. It seeks to prevent lead poisoning among children under age six, through community education, and to provide case management to children identified with dangerous blood lead levels.

According to the San Diego County Department of Health and Human Services CLPPP, there have been 10 reported cases of elevated blood lead levels (15 + mg/dL) for youth under 21 years of age in Chula Vista children between 2000 and 2004. Five of these cases have occurred in zip code 91910 and five in 91911. The Center for Disease Control has determined that a child with a blood lead level of 15 to 19 mg/dL is at high risk for lead poisoning, while a child with a blood lead level above 19 mg/dL requires full medical evaluation and public health follow-up.

The CLPPP offers the following advice on preventing lead poisoning in children:

- **Paint** - Cover old paint that is chipped or peeling with duct tape or contact paper. Remove fallen paint chips immediately. Prevent children from chewing on or picking at windowsills and other painted areas.
- **Dust** - Mop and wipe floors, windowsills and window frames weekly with warm water and a general all-purpose cleaner.
- **Soil** - Do not allow children to play in outdoor areas near a busy street, highway, factory or auto shop. Cover soil around your house with grass, plants, rocks or pavement. Wash children's hands before eating, after playing and before taking a nap or going to bed.
- **Toys** - Use toys that can be easily washed. Avoid using baby bottles with decals.
- **Candy** - Avoid giving children imported candies made with tamarind or chili powder.
- **Pottery** - Do not use handmade or imported pottery and highly decorated dishes for cooking and storing food unless you are certain it is lead free. Cast iron and metal pots are safe to use. Special swabs to test for lead can be purchased at some hardware stores.
- **Home remedies** - Only give children doctor-approved medicines.
- **Nutrition** - Give children low-fat, healthy foods rich in iron, calcium and vitamin C. Good diet helps prevent lead absorption into the body.
- **Lead Hazard Information**

Sources for Lead Hazard Information include:

- U.S. Department of Housing and Urban Development (HUD) - The HUD Office of Healthy Homes and Lead Hazard Control operates the Healthy Homes program to protect children and their families from lead poisoning. The program develops lead-based paint regulations and offers lead-based paint hazards information via the Internet in the form of brochures and fact sheets featuring childhood lead screening guidance.
- The U.S Environmental Protection Agency national Lead Information Center has several free lead poisoning prevention booklets that are available by calling 1(800) 424-5323 or going online.
- U.S. Department of Health and Human Services, Centers for Disease Control and Prevention(CDC) - Visit the CDC Web site or, call the National Lead Information Center at 1 (800) 424-LEAD [5323].
- U.S. Department of Housing and Urban Development (HUD) Healthy Homes Program, San Diego field office: (619) 557-5310.
- The Environmental Health Coalition offers publications, fact sheets and reports on lead hazards and other toxic substances.
- The Alliance to Childhood Lead Poisoning offers fact sheets and brochures.
- The State of California Department of Health Services, Childhood Lead Poisoning Prevention Branch has information specific to controlling lead hazards and regulate Lead Safe work practices in California.
- Lead-related Construction Information Line, 1(800) 597-LEAD [5323]
- The Orange County Register Toxic Treats is a Web site that describes the many candies that contain high levels of lead, lists the lead levels in individual candies and provides additional online content about the sources and effects of lead poisoning.

The City currently assists homeowners alleviate lead-based paint hazards through the Community Housing Improvement Program (CHIP). When lead-based paint is discovered through the rehabilitation of the property, funds are used to remove and dispose of the paint chips and to repaint the house. The City utilizes the Low and Moderate Income Housing Funds for this purpose. The City expects to use HOME funds to rehabilitate some homes. With the newly implemented lead-based paint legislation, Chula Vista has designed a lead-based paint hazard program to provide information to Chula Vista residents and measures to limit the impact of lead-based paint.

Additionally, the City's first-time homebuyer program has set aside funds to assist with lead-based paint issues. Currently, \$24,000 is available for homebuyers purchasing homes that do not appear to contain lead-based paint. If a home has identified lead-based paint issues, the loan is increased to \$40,000 to assist in abating the lead-based paint.

The San Diego Housing Commission (SDHC) also offers a variety of home improvement programs for low to moderate income residents of San Diego. Some programs are specifically targeted to reduce or remove hazards in the home.

1. Estimating the Number of Housing Units with Lead-Based Paint: For estimating the number of housing units with lead-based paint, the age of the housing stock is the key variable. Starting in 1978, the use of all lead-based paint on residential property was prohibited.

Based on the national average, 75 percent of all residential property built prior to 1978 contains lead-based paint. More than half of the housing units in Chula Vista were built prior to 1979 (63 percent), indicating potential hazards. Using the national average, it can be estimated that approximately 28,024 housing units contain LBP. Using Census 2000 data, and HUD's formula for estimating units containing lead-based paint, the following Table 11 estimates the number of housing units that may contain lead-based paint in more detail.

Table 11: Number of Housing Units with LBP

Year Built	Units	Percent Units with LBP ^a	Estimated No. of Units with LBP
1960-1979	24,084	62% \pm 10%	14,932 \pm 2,408
1940-1959	11,814	80% \pm 10%	9,451 \pm 1,181
Before 1940	1,468	90% \pm 10%	1,321 \pm 147
Total Units	37,366		25,704 (\pm 3,736)

Sources: Census 2000

CHAS data on affordability mismatch indicates that approximately 11,511 low to moderate income households occupy housing units built prior to 1970 (78 percent renters and 22 percent owners). The data further indicates that many of these units are three bedroom units or larger. As stated earlier the City's First-time Homebuyer Program and Residential Rehabilitation Program (CHIP) are used to address lead-based paint hazards in older housing stock.

2. HOUSING CONDITIONS

Housing Stock Characteristics: According to the 2000 Census, Chula Vista had a housing stock of 59,495 units. This is a growth of 19 percent from the 1990 total units of 49,849 (Table 12).

TABLE 12: HOUSING UNITS	
Year	Chula Vista
1990	49,849
2000	59,495
Total Increase	9,646
% Increase	19%

Source: Census 1990 and 2000

Housing Type: The largest percentage of housing units in Chula Vista have continued to be single-family detached units (50.8 percent), followed by 33.6 percent multi-family units.

As shown in Table 13, all types of housing units in Chula Vista increased between 1990 and 2000, with the exception of mobile homes and other which decreased. While the number of multi-family units increased, their proportion to the rest of the housing stock decreased by almost three percentage points.

TABLE 13: HOUSING UNIT TYPE 1990-2000				
Housing Type	1990	% of Total	2000	% of Total
Single-Family attached	4,007	8.0%	5,457	9.2%
Single-Family detached	23,140	46.4%	30,237	50.8%
Multi-Family	18,429	37.0%	19,987	33.6%
Mobile-homes	3,744	7.5%	3,703	6.2%
Other (Boats RV, Etc)	529	1.1%	149	0.2%
Total Housing	49,849	100%	59,529	100%

Source: Census 1990 and 2000

Housing Age: Age of housing is often an indicator of housing conditions. Many federal and state programs use age of housing as one factor to determine housing needs and the availability of funds for housing and/or community development.

Table 14 indicates that approximately 63 percent of the City’s housing stock was built prior to 1970. It is generally accepted that housing over thirty years old will need minor repair, while housing older than fifty years is apt to need major rehabilitation.

TABLE 14: AGE OF HOUSING STOCK		
Year Built	Units	
	Number	Percent
1999 to March 2000	2,414	4.1%
1995 to 1998	4,484	7.5%
1990 to 1994	5,061	8.5%
1980 to 1989	10,204	17.1%
1970 to 1979	13,126	22.0%
1960 to 1969	10,958	18.4%
1950 to 1959	8,845	14.9%
1940 to 1949	2,969	5.0%
1939 or earlier	1,468	2.5%
Total	59,529	100%

Source: Census 1990 and 2000

These older units are a source of affordable housing stock for low- and moderate-income residents as rents and sales prices are usually lower. It is important for Chula Vista to preserve these units as affordable housing stock through careful monitoring, code enforcement, and rehabilitation.

F. Housing Condition: The 2000 Census indicated that 146 owner-occupied units were lacking complete plumbing facilities along with 198 renter-occupied units. Of the renter-occupied deficient units, 75 are reported to be overcrowded, compared to 11 overcrowded owner-occupied units. These 344 deficient units can be addressed through the City’s home improvement program.

1. Housing Tenure: The total estimated number of occupied dwelling units in Chula Vista was 57,728 according to the Census 2000. Of these units, 33,195 (58 percent) were owner occupied and 24,533 (42 percent) were renter occupied.

The City's First-time Homebuyer program seeks to increase the opportunity of low to moderate income renter households become homeowners.

The majority of owner-occupied housing units are 3- bedrooms or larger (23,860 units) compared to only 4,150 renter- occupied units with three or more bedrooms.

This makes overcrowding a major issue facing large renter households. Whereas an overcrowded unit that is owner- occupied can alleviate overcrowding through a room addition, renters can typically only alleviate the problem by moving to a larger unit, of which the supply is limited in Chula Vista.

2. Overcrowding: An overcrowded household is defined as one with more than one person per room, excluding bathrooms, kitchens, hallways, and porches. Severely overcrowded households are households with more than 1.5 persons per room. Overcrowding is an indicator of housing affordability, because it often results from high housing costs and lower incomes which don't allow families to find housing that is affordable and of adequate size. Culture also contributes to overcrowding as some cultures tend to have larger household sizes and/or prefer to live with extended family members. Overcrowding often leads to deterioration of homes, unsanitary conditions, garage conversions, and increased on-street parking as garage conversions no longer accommodate parking.

According to the 2000 Census, 4,064 units are overcrowded, with an additional 4,205 that are severely overcrowded.

The overcrowding is much more severe in Chula Vista for renter households, who represent approximately 70 percent (5,614) of the 8,069 overcrowded units. In fact, the average household size according to the 2000 Census is 2.99 compared to the average family size of 3.44. This is slightly higher than the 1990 average household size of 2.79.

The City's CHIP program provides funds for owner-occupied residential rehabilitation, which seeks to make improvements, such as a room addition, more affordable to lower income owners. While similar assistance is not available to renters, the City has worked with developers to build affordable rental units and works with the Housing Authority of San Diego

to provide affordable opportunities for renter that need larger units.

3. Vacancy Rates: Vacancy rates are an indication of housing supply and demand. High vacancy rates may indicate an over supply of housing and/or low demand for such housing. A prolonged high vacancy rate tends to discourage new construction, especially multi-family residential development. A low vacancy rate indicates a high demand relative to supply. A prolonged low vacancy rate tends to elevate rents in the rental stock.

Vacancy rates between two to three percent are usually considered healthy for single-family housing; and five to six percent for multi-family housing. However, vacancy rates are not the sole indicator of market conditions and must be viewed in the context of all the characteristics of the local and regional market.

The 2000 Census indicated a vacancy rate of 1.0 for owners and 3.1 for rentals in Chula Vista. These low rates indicate a high demand for housing in Chula Vista. In comparison, the 1990 Census reported a vacancy rate of 2.2 for owners and 4.0 for renters. This is interesting to note given that the City has been constructing substantially more units than nearby Cities.

As vacancy rates have substantially declined and rental rates have increased, there will likely continue to be a trend of housing shortages, over-crowding and over-payment particularly among lower-income households.

4. Housing Costs: Housing costs are indicative of housing accessibility for all economic segments of the community. Typically if housing supply exceeds housing demand, housing costs will fall. If housing demand exceeds housing supply, housing costs will rise. In Chula Vista, housing costs have continued to rise. Similar to the rest of southern California, ownership housing cost has risen by double digits for the fifth year in a row; 29.4 percent as shown on Table 15.

TABLE 15: OWNERSHIP HOUSING COSTS			
	Median Cost of Resale Housing		
Jurisdiction	January 2005	January 2004	% Change
Chula Vista	\$550,000	\$425,000	29.4%
National City	\$427,000	\$304,500	40.2%
San Diego, City	\$468,000	\$385,000	21.6%
San Diego, County	\$490,000	\$390,750	25.4%

Source: California Association of Realtors (CAR) 2005

Generally speaking, as housing values increase, so do the rents asked. The 2000 Census reported that the median rent asked in Chula Vista was \$873, slightly higher than the City of San Diego (\$808) and much higher than National City (\$527). Table 16 shows that most of the renters in Chula Vista were paying between \$500 and 1,000 for rent regardless of bedroom size.

Table 16: Gross Rents by Number of Bedrooms with Cash Rent				
	0	1	2	3+
Less than \$200	176	205	66	26
\$200 to \$299	123	210	104	23
\$300 to \$499	469	1,158	679	146
\$500 to \$749	1,615	4,864	3,657	342
\$750 to \$999	300	1,348	3,047	1,070
\$1,000 or more	128	474	1,254	2,279
Total	2,811	8,259	8,807	3,886

Source: Census 2000

As the housing market has gone up in value since 2000, so have the rents. An internet survey of rents on rentnet.com in March 2005 indicates that current rents for older units/apartments may have similar ranges as reported in the 2000 Census; however newly built units rent for at least are at lease \$300-\$400 more expensive per bedroom than reported in the 2000 Census. A snapshot of 2005 rents is as follows:

- 0-bed \$650 - \$700
- 1-bed \$625 - \$1,230
- 2-beds \$775 - \$1,550
- 3+beds \$1,510- \$1,865

5. Worst Case Housing Needs (Overpayment and Overcrowding): The U.S. Department of Housing and Community Development defines "worst case" housing needs as "households which have incomes of 50 percent or less of median area income and pay more than half of their incomes for rent or are living in severely substandard housing.

CHAS data indicates that in Chula Vista, 61.8 percent of all households making less than 30 percent of the median overpay for housing by 50 percent (3,925 households). In addition, 28.9 percent of households in the 30-50 percent of the median income category have a cost burden of 50

percent (1,835 households). Thus, an estimated 5,760 households can be considered to have the worst case housing needs (10 percent of the total households in the City).

G. BARRIERS TO AFFORDABLE HOUSING: Actual or potential constraints on the provision of housing and the cost of housing affect the development of new housing and the maintenance of existing units for all income levels. Governmental and non-governmental constraints are discussed below.

1. Governmental Constraints: Governmental constraints can limit the operations of the public, private and nonprofit sectors making it difficult to meet the demand for affordable housing and limiting supply in the region. Governmental constraints include growth management measures, land use controls, building codes, processing fees, and site improvement costs.

2. Land Use Controls: Land use controls take a number of forms that affect the development of residential units. These controls implement the General Plan which establishes the overall character and development of the community. Chula Vista's General Plan designates substantial areas of vacant land for residential development at a variety of densities. Most of the vacant land will be developed under the "Planned Community (PC) Zone" which permits varied densities and the use of flexible development standards.

The section on Housing Opportunities presents more detailed information on the availability of residentially zoned land. In summary, there is sufficient vacant land in Eastern Chula Vista to accommodate 29,565 additional units. Of these units, 41 percent will be high density multi-family and another 11 percent will be in the 6 to 11 units/acre range which typically generates patio homes/town-homes. The remaining 48 percent are at densities for single family homes.

The Zoning Ordinance includes a Mobile-home Park (MHP) zone, density bonus provisions, mixed use development zones, and the construction of residential projects in certain commercial zones.

Chula Vista allows dwelling groups, two or more detached dwellings on one parcel with a common yard or court, by right in the R-2 zone and with a Conditional Use Permit (CUP) in the RE & R1 zones. All zones require site plan and architectural approval.

Housing developments for seniors may be allowed in any zone except the R-1, R-2, C-V, C-T, and industrial zones. Because the residents of such developments have dwelling characteristics which differ from those of families and younger persons, it is not appropriate to apply all of the normal zoning standards. Senior housing is allowed with a CUP and the Planning Commission and City Council may make exceptions to the

density, off-street parking, minimum unit size, open space, and such other requirements as may be appropriate. The Planning Commission and City Council may also adjust required setbacks, building height, and yard areas as appropriate to provide an adequate living environment both within the development and on nearby properties. Any exceptions and adjustments shall be subject to the condition that the development will be available for occupancy by seniors only.

The City does not have a provision for accessory dwelling units. Accessory structures are a permitted use in any R zone, however they are not allowed to have a kitchen and are not intended as living quarters. Guest houses are permitted as accessory uses in the Agriculture and Residential Estate (RE) zones subject to provisions in the Municipal Code and not rented or otherwise conducted as a business.

3. Growth Management: The following growth management provisions exist in Chula Vista:

- a. **Threshold Standards:** Adopted in November 1987, the "thresholds" established performance criteria and standards for eleven public facilities and services to ensure residents "quality-of-life" in conjunction with growth. They addressed such matters as minimum "Level of Service (LOS)" to be maintained on roadways, police and fire response times, minimum park acreage and library square footage per 1,000 persons, and guarantees for school, water, and sewer service as examples.
- b. The Standards included two types of implementation measures, those for application by staff on a project-by-project basis, and those to be applied City-wide on a periodic basis. For the latter, a Growth Management Oversight Commission (GMOC) was formed and tasked with an annual review and report on Citywide compliance.
- c. **Growth Management Element:** Incorporated with the General Plan Update in April 1989, it sets forth the City's goals, objectives, and policies related to protection of residents' quality-of-life. Established a City commitment consistent with the concept of the Threshold Standards and Controlled Residential Development Ordinance.
- d. **Growth Management Program:** Adopted in April 1991, it serves as the implementing mechanism for the Growth Management Element of the General Plan. It sets a foundation for carrying out City development policies by directing and coordinating future growth to ensure timely provision of public facilities and services. As such, its primary focus is Eastern Chula Vista where large tracts of vacant land are to be

developed. The program document sets forth guidelines for relating development phasing to facilities master plans at the project level, and establishes requirements for facilities guarantees at various stages of project planning and review.

- e. Growth Management Ordinance (Chula Vista Municipal Code Chapter 19.09): Enacted in May 1991, codifies Growth Management intents, standards, requirements, and procedures related to the review and approval of development projects.

The principal foundation of the City's various measures is recognition that large scale future growth creates tremendous demands for public facilities and services, which if not adequately addressed, will result in shortages detrimental to public health, safety, and welfare. Development of the Growth Management Program involved preparation of several facilities master plans sufficient to support the land use base of the updated City General Plan consistent with adopted Threshold Standards. Preparation of those master plans included a comprehensive survey and analysis of existing conditions and levels of service.

Threshold Standards are applicable Citywide, although the Growth Management Program is targeted toward Eastern Chula Vista where large vacant tracts of land are being developed. Through the Implementing Ordinance (Chula Vista Municipal Code, Chapter 19.90) discretion is reserved to exempt those projects which through their size and/or location do not possess potential to significantly impact facilities and services. This level of significance is defined through the environmental review process on each project which specifically measures related facility and service needs, and in comparison to Threshold Standards performance, identifies if mitigating actions are necessary.

In such instance that a project, due to its location and/or timing, is required to provide a facility(ies) exceeding its needs, a benefit assessment is made to determine the amount and/or location of additional developments being served, and appropriate financing mechanisms and reimbursement agreements are established.

The City's ability to accommodate Regional Share allocations is not impacted, as the measures do not establish any form of building cap. Rather than attempting to artificially limit growth, the measures are aimed at ensuring adequate and timely services and facilities for growth produced by market forces.

4. Building Codes and Code Enforcement: The City's Planning and Building Department administers and enforces the Uniform Building Code which ensures construction in accordance with widely adopted health and safety standards. The City does not vary from these standards.

The City of Chula Vista administers code enforcement programs designed to protect the health, safety, and welfare of its citizens. The City's Planning and Building Department, in conjunction with the City Attorney's office undertakes abatement proceedings for deteriorating and substandard housing or illegal housing units. The City's Code Enforcement Division of the Planning and Building Department currently detects and abates violations to the State and County Housing and Health Codes as they relate to substandard housing.

The Code Enforcement Division administers a pro-active program of community outreach in an attempt to prevent Code violations from reaching a point of costly remedy. Additionally, the City has an established housing rehabilitation program that provides loans and grants to low income homeowners.

5. On- and Off-Site Improvements: The City has a variety of requirements established by both the Zoning and Subdivision Ordinances, such as development standards and off-site improvements. These requirements are those necessary to ensure adequate livability and lasting value in housing such as sewers, streets, curb-gutter-sidewalk, lighting, drainage, recreational open space, parking, etc.

The City allows for the reduction of standards to help offset costs for senior housing projects. The City also considers financial participation in the construction of infrastructure as a method of "additional incentive" under the State's revised Density Bonus Provisions.

H. FAIR HOUSING – Regional Issues: The Fair Housing Council of San Diego, a private fair housing group, is under contract to serve as administrator for fair housing services in Chula Vista. In 2003, the County of San Diego Conducted a Regional Analysis of Impediments to Fair Housing Choice (AI), which included the following impediments and recommendations relevant to Chula Vista:

1. Education and Outreach

Impediment: Educational and outreach literature regarding fair housing issues, rights, and services on websites or at public counters is limited. Approximately 38 percent of the Fair Housing Survey respondents indicated that they had been discriminated against did not know where to report their complaints.

Recommendation: Jurisdictions should provide links to fair housing and other housing resources with current information on their websites. Public counters should also prominently display fair housing information.

Timeframe: By the end of 2005.

Impediment: As many individual homeowners enter the business of being a landlord by renting out their homes, many may not be aware of current laws. Recommendation: Jurisdictions should make a concerted effort to identify one- to four-unit residences within their jurisdictions that are used as rentals and target education and outreach materials to this segment of the market population.

Timeframe: Ongoing, consider funding allocations to pursue periodic mailing to owners of small properties.

Impediment: Many fair housing violations tend to be committed by small “mom and pop” rental operations. These property owners/managers are often not members of the San Diego County Apartments Association. Outreaching to this group is difficult.

Recommendation: Jurisdictions and fair housing service providers should work with the San Diego County Apartments Association (SDCAA) to expand outreach to the “mom and pop” rental properties. Discuss with SDCAA if it is feasible to establish a lower-tier membership for two- to six-unit owners to encourage access to SDCAA education programs.

Timeframe: To the extent feasible, take proactive efforts to expand outreach to owners of small rental properties. Begin discussion with SDCAA and fair housing service providers in 2005.

2. Lending and Credit Counseling:

Impediment: Hispanics and Blacks continue to be under-represented in the homebuyer market, and experienced large disparities in loan approval rates among the 19 jurisdictions. Specifically, low and moderate income Black loan applicants achieved significantly lower approval rates than

White applicants at the same income level. This pattern was also identified in the 2000 AIs. Also, several lenders had high rates of loan applications due to incomplete information, suggesting inadequate follow-up with potential homebuyers.

Recommendation: Provide findings of this AI and other related studies to the Community Reinvestment Initiative (CRI) Task Force to follow up with discussions and actions with lenders.

Timeframe: Upon adoption of this AI in 2004, provide a copy to the CRI Task Force.

Impediment: Many of the reasons for application denial, whether in the rental market or in the home purchase market, relate to credit history and financial management factors.

Recommendation: Provide findings of this AI and other related studies to the Community Reinvestment Initiative (CRI) Task Force to follow up with discussions and actions with lenders.

Timeframe: Upon adoption of this AI in 2004, provide a copy to the CRI Task Force.

Recommendation: Jurisdictions should collaborate to provide education and outreach on Credit History and Financial Management.

Timeframe: By 2005, identify an agency with a capacity and experience in conducting outreach and education on Credit History and Financial Management. Consider funding a regional program using CDBG or other housing funds, as appropriate.

3. Housing for Persons with Disabilities:

Impediment: Housing choices for persons with disabilities are limited.

Recommendation: Jurisdictions should expand the variety of housing types and sizes. In addition to persons with disabilities, senior households can also benefit from a wider range of housing options. To allow seniors to age in place, small one-story homes, townhomes or condominiums, or senior rentals may be needed.

Timeframe: Ongoing effort to promote variety of housing. Re-evaluate housing policies as part of the 2005-2010 Housing Element update.

Impediment: Discrimination against people with disabilities has become an increasing fair housing concern, which is supported by general literature, statistical data, cases filed with DFEH, and recent audits conducted in the region.

Recommendation: Jurisdictions should consider promoting universal design principles in new housing developments.

Timeframe: Ongoing.

Recommendation: Jurisdictions should consider using CDBG, HOME, and other housing funds available to provide monetary incentives for barrier removal of non-compliant complexes.

Timeframe: Develop a realistic strategy to improve housing accessibility

and allocate funding in 2005 as part of the five-year Consolidated Plan process.

Recommendation: Fair housing service providers, supportive housing providers, or other regional agencies as appropriate, should collaborate and develop a list of apartments that are ADA-compliant and provide vacancy information for persons with disabilities.

Timeframe: Collaborate to include the development and maintenance of such a database as part of the fair housing services work scope. Seek to launch database in 2006.

4. Lead-Based Paint Hazards:

Impediment: Lead-based paint hazards often disproportionately affect minorities and families with children. While lead-based paint issues pose a potential impediment to housing choice, testing of lead hazards is rarely performed when purchasing or renting a unit.

Recommendation: Jurisdictions should consider requiring lead-based paint testing as part of their homebuyer and residential rehabilitation programs.

Timeframe: Consider expanding lead-based paint testing to home-buying programs as part of the Consolidated Plan process.

5. Regional Collaboration:

Impediment: While collaboration was identified in the 2000 AIs, only minimal success has been achieved.

Recommendation: Encourage fair housing service providers to collaborate and support each others' activities, so that similar activities are available to residents across jurisdictions. The Fair Housing Resources Board (FHRB) should continue to function as a collaborative to coordinate fair housing services for the region.

Timeframe: Ongoing

Recommendation: Jurisdictions should consider the service gaps identified in this AI and revise work scope with fair housing service providers to ensure equal access to fair housing services.

Timeframe: 2005 and annually thereafter.

6. Reporting:

Impediment: Fair housing service providers report accomplishments and statistical data in different formats based on the requirements of each jurisdiction. Ethnicities and income data are also track differently across jurisdictions. Inconsistent reporting makes tracking trends difficult.

Recommendation: Jurisdictions should develop a uniform method of reporting to incorporate into each sub-recipient contract to ensure that proper documentation is available regarding ethnicity, income level, and types of calls received based on HUD's reporting categories.

Timeframe: Develop reporting format in 2005.

Impediment: While education and outreach efforts are a clear priority of all agencies involved, a review of sub-recipient contracts, Action Plans, CAPER reports, and annual accomplishment reports indicates a lack of quantifiable goals, objectives, and accomplishments to gauge success or progress.

Recommendation: In response to HUD's recent memo on performance measures that should be outcome based, Consolidated Plan, Action Plans, CAPERs, and sub-recipient contracts and annual reporting should identify specific quantifiable objectives and measurable goals related to furthering fair housing.

Timeframe: Annually, jurisdictions and sub-recipients should work on developing outcome-based performance measures, in addition to statistics on clients served.

7. Fair Housing Services

Impediment: Fair housing services vary across the region based on the agency providing the services and the work scopes of each sub-recipient contract. Differing levels of funding may also be an explanation accounting for variances in services.

Recommendation: Jurisdictions should collaborate with fair housing services providers to ensure an adequate level of service is available to all residents. Some jurisdictions may require additional services due to their special circumstances. However, a basic level of services should be established. Jurisdictions should also consider the appropriate levels of funding for the provision of these services.

Timeframe: Evaluate service gaps annually and budget as appropriate. Annually update the service area map for use regionally to provide the public with clear information on service providers and types of services available.

Impediment: While a few cities include auditing in the scope of work required by the fair housing services providers, no specific criteria are established to ensure audits are performed on a regular basis. Sales audits and lending audits are rarely performed.

Recommendation: Ensure that audits are conducted within the County on a regular basis.

Timeframe: To the extent feasible, set aside funding for audits in 2006 and every two years thereafter. Specifically, rather than acting individually, consider pooling funds to conduct regional audits and work collaboratively with fair housing service providers to pursue FHIP funds for audits and testing as HUD funding is available.

Impediment: While tenant/landlord disputes are not fair housing issues in general, providing dispute resolution services may prevent certain situations from escalating to discrimination issues.

Recommendation: Incorporate tenant/landlord dispute resolution into fair housing contracts. Encourage mediation services by qualified mediator as part of the fair housing contracts.

Timeframe: To the extent feasible, set aside funding for audits in 2006 and every two years thereafter. Specifically, rather than acting individually, consider pooling funds to conduct regional audits and work collaboratively with fair housing service providers to pursue FHIP funds for audits and testing as HUD funding is available.

8. Actions to Affirmatively Further Fair Housing:

During FY 2005/06, the City of Chula Vista will seek to address to affirmatively further fair housing through contracting with the Fair Housing Council to provide fair housing services to residents. Additionally, the City will continue to address the regional Analysis of Impediments for 2005-2010 AI recommendations, specific to the City of Chula Vista including:

- a. The Chula Vista Zoning Ordinance does not include a density bonus ordinance consistent with State law.
- b. The Chula Vista Zoning Ordinance does not expressly address licensed residential care facilities consistent with the Lanterman Developmental Disabilities Services Act.
- c. Licensed residential care facility serving seven or more persons are not explicitly permitted by right or conditionally permitted in any residential zoning district within Chula Vista.
- d. The Chula Vista Zoning Ordinance does not expressly permit transitional housing or emergency shelters.
- e. Chula Vista has not established procedures for obtaining reasonable accommodation pursuant to ADA.

It was recommended that the City should consider amending its policies and regulations to address the various potential impediments identified.

As part of the upcoming Housing Element update, the City will be evaluating the above potential impediments, and mitigate if necessary and feasible, in order to comply with the State Housing Element law regard mitigating constraints to housing development, addressing housing needs of special needs population, and providing for a variety of housing for all income groups.

I. COMMUNITY DEVELOPMENT NEEDS: The following section of the needs assessment describes the City's Eligible non-housing community development needs, including

1. Infrastructure Improvements
2. Community Park and Recreation Facilities Improvements
3. Community Services
4. Accessibility Needs
5. Economic Development
6. Strategic Planning Area

1. Infrastructure Improvements: Infrastructure projects using CDBG funding must be conducted in eligible low to moderate income census tracts. Over the next five years the City will consider these types of projects on an as needed basis.

Specific Infrastructure programs that have typically been funded include:

- ◆ Drainage Improvements
- ◆ Park Lighting Improvements
- ◆ Annual ADA Curb Ramps
- ◆ Annual Sidewalk Rehabilitation Project
- ◆ Street Improvements
- ◆ Audible Pedestrian Signal Modifications

2. Public Facilities Improvements: Public facility improvement projects may be owned by either public or nonprofit agencies. In the City of Chula Vista, these projects can qualify by either being located in designated CDBG "target areas"; being used primarily by low-to-moderate-income persons; or providing a direct benefit to low-to-moderate-income persons or households, depending on the type of project.

3. Public/Community Services: Providing community services is an essential part of the City's community development strategy. CDBG and non-CDBG funds will continue to be budgeted for programs addressing community services, which may include:

- ◆ Youth Services
- ◆ Senior Services
- ◆ Disabled Services
- ◆ Homeless Services

- ◆ Abused and/or Neglected Children
- ◆ Battered and Abused Spouses
- ◆ Substance Abuse Services

4. Accessibility Needs: Persons who are physically disabled, including blindness, and persons who suffer from brain impairments due to disease, accidents, or resulting from birth, often have accessibility needs.

The Americans with Disabilities Act (ADA) went into effect in January 1992 and provided comprehensive civil rights protection to persons with disabilities in the areas of public accommodation, employment, state and local government services, and telecommunications. The design, implementation, and maintenance of all park facilities must comply with ADA. Persons of all abilities must have the opportunity to participate in recreational activities.

The City of Chula Vista continues working toward compliance with ADA. All city hall facilities have been modified to ADA standards. CDBG funds will continue to be budgeted for pedestrian ramps and toward upgrading playground equipment, parks facilities, and community parks.

5. Economic Development: In the early and mid-1990s, Chula Vista, along with the rest of the nation, suffered from the decline in economic activity. This had the impact of reduced property tax fees and sales taxes, the major sources of local revenue. During this decline, Chula Vista's largest employer, Rohr Inc., lost over 5,000 jobs as a result of defense industry downsizing. These layoffs had a ripple effect which damaged our small business sector, and resulted in increasing retail vacancies.

During the latter part of the 1990's and into the early 2000's, Chula Vista rebounded and has continued to experience increases in sales tax and property tax revenues. As, the Community Development Department has been active in providing market-rate and affordable housing, maintaining a balance of jobs to this new housing will be a goal during the next five years.

It is the City's goal to provide a variety of economic development activities that create and retain jobs that will benefit low to moderate income households in order to reduce/prevent poverty and enhance the quality of life.

Activities that may receive funding during 2005-2010 may include: micro-enterprise assistance, job training services, exterior façade improvements to buildings in need of improvement and technical assistance to businesses.

6. Strategic Planning Areas: The City has five redevelopment project areas established under California Community Redevelopment Law with the stated purpose of combating blight and encouraging the rehabilitation, rebuilding, and redevelopment of the project areas. The City of Chula Vista has one of the most active and progressive redevelopment programs in California, with close to 3,000 acres designated under state law. The Chula Vista Redevelopment Agency oversees Chula Vista's redevelopment activities. The Agency's governing board is comprised of the City's mayor and four council members, although it operates as a separate legal entity from the City Council. The five established project areas are: Bayfront, Otay Valley Road, Southwest, Town Centre I and Town Centre II.

CDBG funds will be used in a strategic manner that will compliment other City efforts in these areas to provide a maximum benefit to residents. Brief descriptions of the five areas are as follows:

- ◆ **Bayfront Redevelopment Area:** Established in 1974, Chula Vista's Bayfront Redevelopment Area was designed with the goal of encouraging development along the City's bayfront while insuring that recreational access to the waterfront is maintained. Key Bayfront businesses include two marinas, several restaurants and more than 30 start-up environmental firms in the City's incubator. In addition, redevelopment success has already been seen in the 1995 decision of BFGoodrich [then Rohr Inc.], to construct its corporate headquarters in the area. With more than 250 prime coastal acres in the Bayfront still undeveloped, significant opportunities remain for visitor, commercial, light industrial, office and recreational projects that desire to be part of Chula Vista's waterfront success.
- ◆ **Otay Valley Road Redevelopment Area:** Chula Vista's 770-acre Otay Valley Road Redevelopment Area, located in the southeastern corner of the City, is a gateway to Chula Vista from Otay Mesa and the Mexican commercial border crossing. Established in 1983, this project area's light industry and nearby cultural and recreational uses are bringing regional recognition to the Otay Valley's unique advantages. Recent Redevelopment Agency assisted projects in the Otay Valley Road project area include the Chula Vista Auto Park and Gold Coast Engineering. Gold Coast, an aerospace metal fabrication firm, expanded its Chula Vista operations in 1991 by adding 77,000 square feet to their existing facility. Funding for this project was accomplished with industrial development

bonds facilitated by the Agency.

- ◆ **Southwest Redevelopment Area:** The City's newest project area, Southwest, was created in 1990; its 1,100 acres are zoned for limited industrial and thoroughfare commercial projects. Significant progress has been made on the redevelopment of several Southwest properties, including Palomar Trolley Center, an \$11 million community retail center located at the corner of Palomar and Broadway. Easily accessible by the San Diego Trolley and the City's bus system, the center serves as a gateway to the Southwest Redevelopment Project Area.
- ◆ **Town Centre I Redevelopment Area:** Established in 1976, the 138-acre Town Centre I Redevelopment Area was created to revitalize the Chula Vista downtown, the historic heart of the Chula Vista community. The Redevelopment Agency has invested over \$3 million in CDBG and redevelopment funds for street improvements, parking and general public facility rehabilitation in this area. The Agency's assistance has helped attract more than \$41 million in private investment to this area, while maintaining the "old village charm" of Chula Vista's downtown. Private projects completed or underway include Park Plaza, a mixed-use retail/office/multi-plex center, and Gateway Chula Vista, a 300,000 square foot mixed-use office/commercial center that will be Chula Vista's and South San Diego County's largest office complex.
- ◆ **Town Centre II Redevelopment Area:** Chula Vista's Town Centre II Redevelopment Area was established in 1978 to include the 65-acre Chula Vista Center, the City's regional shopping mall. The project area was later expanded to include 10 non-contiguous parcels in the City's central core, including the Civic Center, the Public Works Yard and Eucalyptus Park. The Chula Vista Redevelopment Agency helped finance the renovation of Chula Vista Center and financed improvements that led to the development of the WalMart-anchored 200,000 square foot South Bay Marketplace shopping center. The \$15.8 million expansion of Scripps Memorial Park Hospital was completed in 1999.

During the time frame of this plan, the Redevelopment Agency will be undertaking the planning and identifying a Strategic Planning Area (SPA) for the Southwest Redevelopment Area. Over the year, CDBG funds have been used for street improvements, lighting, and curbs, gutters and sidewalks. The Southwest Redevelopment Area includes the Montgomery Area, which was annexed from the County of San Diego in 1990. Single family rehabilitation activities and infrastructure projects have been underway to attempt to bring this area in compliance with City code standards. However, it is becoming increasingly difficult to budget sufficient funds to keep up with the demand.

It is the intent of the Redevelopment Agency to select pockets within the Montgomery Area to implement a SPA. Once the areas have been identified, a strategic plan will detail the scope of work. It is estimated that approximately \$10 million in CDBG funds will be used for this purpose in the form of a Section 108 loan. Additionally, other programs such as Paint Our Town and the HUD 203K Program will be offered to residents located within the SPA. With the use of Section 108 loan funds, rehabilitation of this area will take effect much more quickly than the current method of catch-as-catch-can.

IV. HOUSING AND COMMUNITY DEVELOPMENT STRATEGIC PLAN

The Five-Year Housing and Community Development Strategic Plan describes: [1] the general priorities for assisting households; [2] strategies and activities to assist those households in need; and [3] specific objectives identifying proposed accomplishments.

The Strategic Plan also addresses the following: Anti-Poverty Strategy; Lead-Based Paint; Institutional Structure; Reduction of Barriers to Affordable Housing; and Coordination among Agencies.

A. Housing and Community Development Resources

The City plans to use a variety of resources to address housing and community development needs as identified in the needs assessment. These resources include, but are not limited to

Federal

- ◆ Community Development Block Grant Funds (CDBG)
- ◆ HOME Partnership Funds (HOME)
- ◆ American Dream DownPayment Initiative Funds (ADDI)
- ◆ Emergency Shelter Grant Funds (ESG)

Local

- ◆ General Funds
- ◆ Low/Mod Income Housing Funds (Redevelopment Housing Set-Aside)

B. Housing and Community Development Objectives and Projects

Due to lack of resources, it is not possible to address all the needs of low income and special needs populations for housing and services in the community. Therefore, the City has selected the following priority needs on which to focus the City's resources in the next five years. These priorities were established taking the following two concerns into consideration: [1] those categories of low and moderate income households most in need of housing and community development; and [2] which activities will best meet the needs of those identified households. The following helps to define the level of priority for each need in the community:

- **HIGH** represents a commitment to address the need in the Five Year Strategic Plan.
- **MEDIUM** if funds are available, activities to address this need may be funded during the Five Year Plan and the City will take other actions to assist in the location of other sources of funds.
- **LOW** indicates the City will not fund activities but will consider certification of consistency for other entity's applications for federal assistance.
- **NO SUCH NEED** indicates there is no need or that this need has already

been substantially addressed.

Priority needs areas are indicated by type of household (renter and owner) and by the type of housing problems, such as housing cost burdened or overcrowding.

The Consolidated Plan Priority Needs Summary, contained on the following three pages, establishes Chula Vista's priority housing, homeless and community development needs for the five-year period of the Consolidated Plan. These priority needs were identified using information from the prior five-year Consolidated Plan (1995-1990), the 2000 Census, local social service needs assessments and providers, and the City of Chula Vista. The description of Chula Vista's priority needs which follows the table focuses on those activities identified as High or Medium Priorities from Table 6. The implementing programs identified rely upon funding availability from federal, state, county and local resources.

The summary is divided into the following general categories of priority need: Housing Needs; homeless needs; public facility needs; infrastructure needs; public service needs; accessibility needs; historic preservation needs; economic development needs; other community development needs; and planning. For housing needs, the number of housing units to be assisted is estimated. For all priorities, the estimated dollars needed that will be used to address priorities is estimated. The description of Chula Vista's priority needs which follows the table focuses on those activities identified as High or Medium Priorities.

C. Housing Needs Priority

This section describes Chula Vista's strategies for addressing housing needs which are identified as High or Medium priorities.

1. Geographic Distribution of Funds

Housing assistance can be generally described as available throughout the entire City. Homeownership activities, rehabilitation of owner-occupied and rental housing, and mixed income rental housing acquisition and development can occur in any area of the City exhibiting need or project feasibility (subject to program guidelines). Site selection guidelines of the City ensure that all units are built or acquired in areas of the City where there is adequate services such as schools, health care, transportation and or recreational services.

Priority 1:	Maintain and preserve the City's aging housing stock
Targeted Groups:	Low to moderate income persons (31 to 80 percent of the median)
Five-Year Objectives:	1,500 Housing Units (300 housing units per year)
Performance Measure:	Number of Households/Housing Units assisted as a proportion of the total low to moderate income households with housing problems in the City that were built prior to 1970

Implementing Programs:

- **Community Preservation Program:** Code Enforcement is a complaint-driven program, which targets private residential (single-family detached and attached) and commercial properties located within low to moderate-income census tracts (targeted areas). CDBG funds are used to pay the salaries of the four Code Enforcement Officers, who are assigned to the targeted areas. The officers focus on complaints received in the targeted areas. Funds also pay a portion of the salaries for a Code Enforcement Technician, and a City Attorney in proportion to the amount of time those staff members spend on complaints in the targeted areas, along with related overhead expenses. This program is differentiated from the City's usual code enforcement activities by its dedication of four of the City's 11 Code Enforcement Offices to the program. General funds are used to fund all other code enforcement personnel and activities.

The Code Enforcement program works in collaboration with the City's revolving loan program (CHIP) that provides loans to low and moderate-income households to correct many of the violations found by code enforcement officers in the targeted areas. Residents are informed of the CHIP program at the time of inspection.

- **Housing Inspection Program:** The Housing Inspection Program is the City's proactive approach to prevent the decline of the affordable rental housing stock for low and very low-income residents. This program is in response to serious health and safety violations occurring in multi-family housing units. Under this program, two City housing inspectors are assigned to make routine scheduled inspections of rental dwellings containing three or more units located within designated target areas. This program ensures that all rental-housing units meet minimum standards of habitability as set forth in State law. CDBG funds will be used to pay for the salaries of these two inspectors assigned specifically low to moderate-income eligible target tracts.

The Housing Inspection Program works in collaboration with the City's Affordable Housing Financial Assistance Loan Program (AHFA). This program is offered to owners to correct the violation and is part of the City's ongoing effort to retain affordable rental housing for Chula Vista's very low and low-income households. An affordability clause is placed on the loan, which requires the units to remain affordable for a minimum of fifty (50) years. This program is funded through Redevelopment Low-Moderate Set-Aside Funds.

Together, the Code Enforcement Program, the Housing Inspection Program, and the two loan programs (CHIP and AHFA) improve quality of life and provide our residents with a safe, healthy environment.

Priority 2:	Provide Affordable Housing Opportunities to low and moderate income households
Targeted Groups:	High Priority is assigned to very low and low income family rental units. Medium Priority is assigned to low and moderate income family for-sale units
Five-Year Objectives:	250 Households (50 households annually)
Performance Measure:	Number of households assisted as a proportion of the total number of low to moderate income households in the City.

Implementing Programs:

- **HOME-American Dream Downpayment Initiative (ADDI):** Funds will be used to assist first time homebuyers in conjunction with its existing first time homebuyer programs. Due to the rising home prices in Chula Vista, low/moderate income households have been unable to qualify for home loans; therefore, have not been able to take advantage of the City's First Time homebuyers. As a result, staff will redesign the program to enable low/moderate income households to take advantage of the program.
- **HOME –South Bay Community Services – Affordable Housing for Low/Income**

Families: Funds will be used to provide rental subsidy and security deposit payments for families making 35% and below median income.

Additional programs that are available to residents using different funding sources include:

- ◆ **Affordable Housing Program (AHP):** The City of Chula Vista's Housing Element of the General Plan states that any development over 50 units must provide 10 percent of the units for low and moderate income households, with at least one-half of those units (5 percent of project total) being designated for low-income households
- ◆ **Mobile-home Rent Review Ordinance and Committee:** The City's Rent Review Ordinance only allows park owners to raise space rent by the Consumer Price Index (CPI) once per year. Without this control, space rents would continue to rise. As a result, park residents face a severe cost burden.
- ◆ **Section 8 Rental Assistance Payments/Vouchers** – The City of Chula Vista in conjunction with the Housing Authority of San Diego administers a Section 8 Rental Assistance Program to provide affordable housing opportunities to low income renters
- ◆ **Mobile-home Rent Review Ordinance and Committee:** The City's Rent Review Ordinance only allows park owners to raise space rent by the Consumer Price Index (CPI) once per year. Without this control, space rents would continue to rise. As a result, park residents face a severe cost burden.
- ◆ **Mortgage Credit Certificate Program (MCC)** – The Agency administers a MCC program which allows eligible buyers to take 20 percent of their mortgage interest as a tax credit on the federal income taxes. To be eligible for the MCC program in non-targeted census tracts, a household must be a first-time homebuyer, buy a home in Chula Vista, and earn less than 115 percent of area median income
- ◆ **Reissued Mortgage Credit Certificate Program (RMCC)** – This program allows an existing MCC holder to refinance their mortgage and continue utilizing the benefit of having a MCC
- ◆ **Lease-to-Own Program** – Along with the County of San Diego and other participating jurisdictions as a Joint Powers Authority to offer a lease program. This program allows residents to make lease payments for three years instead of making mortgage payments. Upon the expiration of the lease term, the household qualifies for the home and assume the mortgage.

Priority 3:	Assist non-profit corporations to develop affordable housing for very low and low income households
Targeted Groups:	High Priority is assigned to small (2-4 persons per household) and large (5+ persons per household) families that are very low and low income. Medium Priority is assigned to extremely low and low income elderly persons
Five-Year Objectives:	20 Housing Units (5 housing units annually)
Performance Measure:	Units Constructed as a proportion of Regional Housing Needs allocation for the appropriate level income group.

Implementing Programs:

1. Community Housing Development Organizations (CHDOs) Set Aside:

Using the required 15 percent set-aside of HOME funds, funds will be used for infill affordable housing units consistent with the City's General Urban Core Specific Area Plan. It is projected that approximately 10 single family homes will be developed.

D. Homeless Needs Priority

This section describes Chula Vista's strategies for addressing homeless needs which are identified as High or Medium Priorities.

Geographic Distribution of Funds

Homeless assistance can be generally described as available throughout the entire City, at the specific location of the service providers. Clients receive services based on income level.

Priority 1:	Continue to support programs offering transitional housing opportunities for homeless families and individuals
Target Groups:	Medium Priority is assigned to extremely low income families and individuals
Five-Year Objectives:	100 homeless persons (20 homeless persons annually)
Performance Measure:	Number of homeless persons assisted as a proportion of the estimated number of homeless in Chula Vista.

Implementing Programs:

- **Emergency Shelter Program (ESG) 2005:** HUD-funded Emergency Shelter Grant Program (ESG) provides grants to local governments and to non-profit corporations for the rehabilitation or conversion of buildings for use as emergency shelters for the homeless, for the payment of certain operating and social service expenses in connection with the emergency shelter.

In 2005 funds will be allocated to South Bay Community Services provides emergency shelter services in two location in Chula Vista. These services aim at homeless families, most of them victims of domestic violence. They aim to develop a comprehensive strength-based family assessment, after which together they develop a treatment plan so the clients can work to re-establish self-sufficiency and end their homelessness. Funds are used for operating costs including child care, bus vouchers and motel vouchers.

- ♦ **County of San Diego Voucher Program:** The City of Chula Vista continues to financially support the voucher program administered by the County of San Diego. This program provides hotel/motel vouchers to homeless families and individuals through the winter months of November through April.
- ♦ **Lutheran Social Services Project Hand:** the City of Chula Vista provides financial assistance to this program which dispenses food to homeless families and individuals
- ♦ **Thursday's Meal:** This program provides meals to homeless families and

individuals. Chula Vista financially supports this program.

E. Special Needs Priority

This section describes Chula Vista's strategies for addressing housing for special needs populations which are identified as High or Medium priorities.

Geographic Distribution of Funds

Special Needs assistance can be generally described as available throughout the entire City, at the specific location of the service providers. Clients receive assistance based on income level.

[Please refer to the Non-housing Community Development Section, Priority 3: Public Services for further details of projects for people with special needs].

F. Non-Housing Community Development Needs

This section describes the City of Chula Vista's strategies for addressing non-housing community development needs which are identified as High or Medium priorities.

Geographic Distribution of Funds

Assistance can be generally described as available throughout the entire City for public services, at the specific location of the service providers. Clients receive assistance based on income level.

Funds will be distributed to infrastructure and public facilities projects that take place in income eligible low to moderate income census tracts.

Assistance is generally available throughout the entire City for Economic Development activities as assistance is provided based on the number of jobs created or retained, income level of applicants receiving assistance and/or businesses are located in eligible low to moderate income census tracts.

Priority 1- Infrastructure:	Provide for needed infrastructure improvements in lower and moderate income target areas
Target Groups:	High Priority is assigned to addressing the need for street improvement, sidewalk improvements and street lighting. Medium Priority is assigned to addressing the need for flood prevention/drainage improvements
Five-Year Objectives:	10 public facilities
Performance Measure:	Number of public facilities improved as a proportion of the number of low to moderate income households located in the projects census tracts.

Implementing Programs:

- **Drainage Improvements:** This project involves the installation of drainage improvements along Emerson Street from Elm Avenue to approximately 800 feet west of Third Avenue and from the existing 5' wide by 3.25' deep rectangular concrete channel west of Fourth Avenue and south of Emerson Street to an existing 42" CMP pipe south of Weisser Way. Right-of-way is required to construct the downstream portion of the project. Some of the adjacent property owners will benefit from the project's implementation, and construction will not occur unless those property owners dedicate easements for the drainage system. Those property owners that will not benefit directly from the improvements will be compensated for right-of-way, if necessary.
- **Park Lighting Improvements:** This project will provide lighting for a walking trail pathway and the parking lot. The added lighting will enhance security and visibility of the area.
- **Annual ADA Curb Ramps:** This is an annual program. This project provides for the construction of concrete wheelchair ramps throughout the City. Existing pedestrian facilities lack wheelchair ramps which limits the mobility of physically challenged residents. The construction of wheelchair ramps will increase the mobility of these residents. Curb cuts are a requirement of the Americans with Disabilities Act (ADA).
- **Annual Sidewalk Rehabilitation Project:** This is an annual program. This project involves the removal and replacement of deteriorated curbs, gutters, sidewalks, and driveway aprons. Some existing street improvements at various locations in the City are deteriorated and in need of rehabilitation. Curbs are broken and do not have gutters. Sidewalks are broken and/or uplifted and driveway aprons are broken and/or spalled. The lack of gutters creates drainage problems which can damage adjacent pavement. Uplifted sidewalks and driveways are potential safety hazards.
- **Street Improvements:** This project provides for the ultimate street improvements including curb, gutter and sidewalk, as well as pavement rehabilitation. This section of Third Avenue is highly traveled by both vehicular and pedestrian traffic and is sub-standard both in terms of street section and missing sidewalks.
- **Audible Pedestrian Signal Modifications:** Installation of audible pedestrian signal crossing at various signalized intersections within the City. Audible signal will enhance the safety of pedestrians crossing the streets with sight disability.

Priority 2- Public Facilities:	Continue to improve the quality of existing community facilities to serve the needs of lower and moderate income households
Target Groups:	High Priority is assigned to addressing the needs for community facilities serving youth, park and recreational facilities, and neighborhood facilities. Medium Priority is assigned to address the needs for community facilities providing health care, and those serving children requiring child care, seniors, and the disabled.
Five-Year Objectives:	10 public facilities
Performance Measure:	Number of public facilities improved as a proportion of the number of low to moderate income households located in the projects census tracts.

Implementing Programs:

1. Neighborhood Facilities
- 2 . Parks, Recreational Facilities
3. Youth Centers
4. Senior Centers
5. Other Community Centers

Priority 3 - Public Services:	Continue to fund public services at the federally mandated 15% cap
Targeted Groups:	Medium Priority is assigned to addressing the support service needs of all lower and moderate (0 to 80 percent) special needs households (persons with AIDS, elderly, disabled, female-headed households, and large family households).
Five-Year Objectives:	Assist 2,500 people with fair housing services 500 youth 500 elderly 500 disabled 100 other special needs groups as needed
Performance Measure:	Number of People assisted as a proportion of the number of people in need for each special needs category.

Implementing Programs:

Various service providers will receive funding during each of the five years based on applications received requesting funding in each of the following categories:

- A. Youth Services
- B. Senior Services
- C. Disabled Services
- D. Homeless Services
- E. Abused and/or Neglected Children
- F. Battered and Abused Spouses
- G. Substance Abuse Services

Priority 4 - Accessibility/ADA Improvements:	Provide for the accessibility needs of the physically disabled
Target Group:	High Priority is assigned to address the accessibility needs of the physically disabled
Five-Year Objectives:	5 facilities
Performance Measure:	Number of public facilities improved as a proportion of disabled persons located within each of the projects eligible census tracts.

Implementing Programs:

1. **ADA Curb Cuts Annual Program** – The City of Chula Vista is working to comply with ADA requirements and funds capital improvement projects for the construction of pedestrian ramps in the eligible low to moderate income census tracts.

Priority 5 – Economic Development:	Continue to provide proactive business assistance programs to encourage job creation through business attraction, retention, and expansion
Target Groups:	High Priority is assigned to business attraction, retention and expansion
Five-Year Objectives:	20 jobs (5 jobs annually)
Performance Measure:	Number of jobs created or retained made available to low and moderate income people as a proportion of currently unemployed persons.

Implementing Program(s):

1. **Southwestern College Technical Assistance Program:** This program will provide Chula Vista small business that have been identified as potential growth companies, with detailed research reports using GIS for the purpose of helping them grow their business through: 1) identification of new markets; 2) data analysis of current market.

V. LEAD-BASED PAINT HAZARDS REDUCTION STRATEGY

The City of Chula Vista has a two-tiered approach to the evaluation and elimination of lead-based paint hazards where the problem has been determined to be most prevalent. The County of San Diego's lead-based paint hazard evaluation program, known as the Childhood Lead Poisoning Prevention Program (CLPPP), involves outreach, screening, case management, and public education. The overall lead poisoning program is administered through the County of San Diego, Department of Health Services (DHS).

The Childhood Lead Poisoning Prevention Program (CLPPP) is a Division of Community Epidemiology. It seeks to prevent lead poisoning among children under age six, through community education, and to provide case management to children identified with dangerous blood lead levels.

As a result of Title X – Lead-Based Paint Hazard Reduction Act of 1992, Chula Vista has re-evaluated existing first-time homebuyer and residential rehabilitation programs for compliance.

The City currently assists homeowners alleviate lead-based paint hazards through the Community Housing Improvement Program (CHIP). When lead-based paint is discovered through the rehabilitation of the property, funds are used to remove and dispose of the paint chips and to repaint the house. The City utilizes the Low and Moderate Income Housing Funds for this purpose. The City expects to use HOME funds to rehabilitate some homes. With the newly implemented lead-based paint legislation, Chula Vista has designed a lead-based paint hazard program to provide information to Chula Vista residents and measures to limit the impact of lead-based paint.

Additionally, the City's first-time homebuyer program has set aside funds to assist with lead-based paint issues. Currently, \$24,000 is available for homebuyers purchasing homes that do not appear to contain lead-based paint. If a home has identified lead-based paint issues, the loan is increased to \$40,000 to assist in abating the lead-based paint.

The San Diego Housing Commission (SDHC) also offers a variety of home improvement programs for low to moderate income residents of San Diego. Some programs are specifically targeted to reduce or remove hazards in the home.

VI. ANTI-POVERTY AND STRATEGY COORDINATION

The City is developing an economic development strategy to expand economic and employment opportunities for low to moderate income residents in order to help alleviate poverty. In addition, the City supports a range of programs that to address poverty including:

- ◆ Technical assistance to develop the job training and skills
- ◆ Public assistance payments
- ◆ Social Services such as legal assistance, child care, health care, transportation, housing, education, and services for the elderly and disabled who are on fixed incomes.

VII. BARRIERS TO AFFORDABLE HOUSING

As detailed in the Housing Needs Assessment of Section III, Chula Vista does not have any public policies which have a significant negative impact upon the availability of affordable housing in the City. Listed in the Needs Assessment are procedures which mitigate some public policies in order to promote the development of affordable housing. These procedures include:

- ◆ The City has and will continue to use “fast track” processing to expedite projects, such as those providing affordable housing in order to provide developers with a substantial savings of time in achieving complete project approval and the start of construction; and
- ◆ In order to mitigate the financial effects of City fees, the City/Agency will continue to consider subsidizing or reducing certain fees for affordable housing projects where such subsidies or reductions are necessary to create the required project economics.

VIII. INSTITUTIONAL STRUCTURE

There are many organizations which play a role in implementing the City's five-year strategy. The coordination of these organizations in implementing the five-year strategy rests with the Community Development Department of the City. City staff continues to work with the San Diego County Housing Authority to provide Section 8 rental assistance and to build public housing in Chula Vista.

On a regular basis, City staff attends several regional-wide consortiums to discuss and maintain up-to-date on issues involving our communities, including the CDBG and HOME programs. The CDBG Administrators meet on a quarterly basis to share information and cutting-edge programs either in the process of being developed or have been developed. This sharing of information has led to this group receiving an honorable mention in HUD's Best Practices publication.

IX. PUBLIC HOUSING RESIDENT INITIATIVES

The San Diego County Housing Authority owns and operates all of the public housing units located in the City of Chula Vista. The Housing Authority has formed a Public Housing Resident Association in order to increase resident awareness and involvement in the enhancement of their housing environment and operations.

FIGURE 1
LOW AND MODERATE INCOME POPULATION

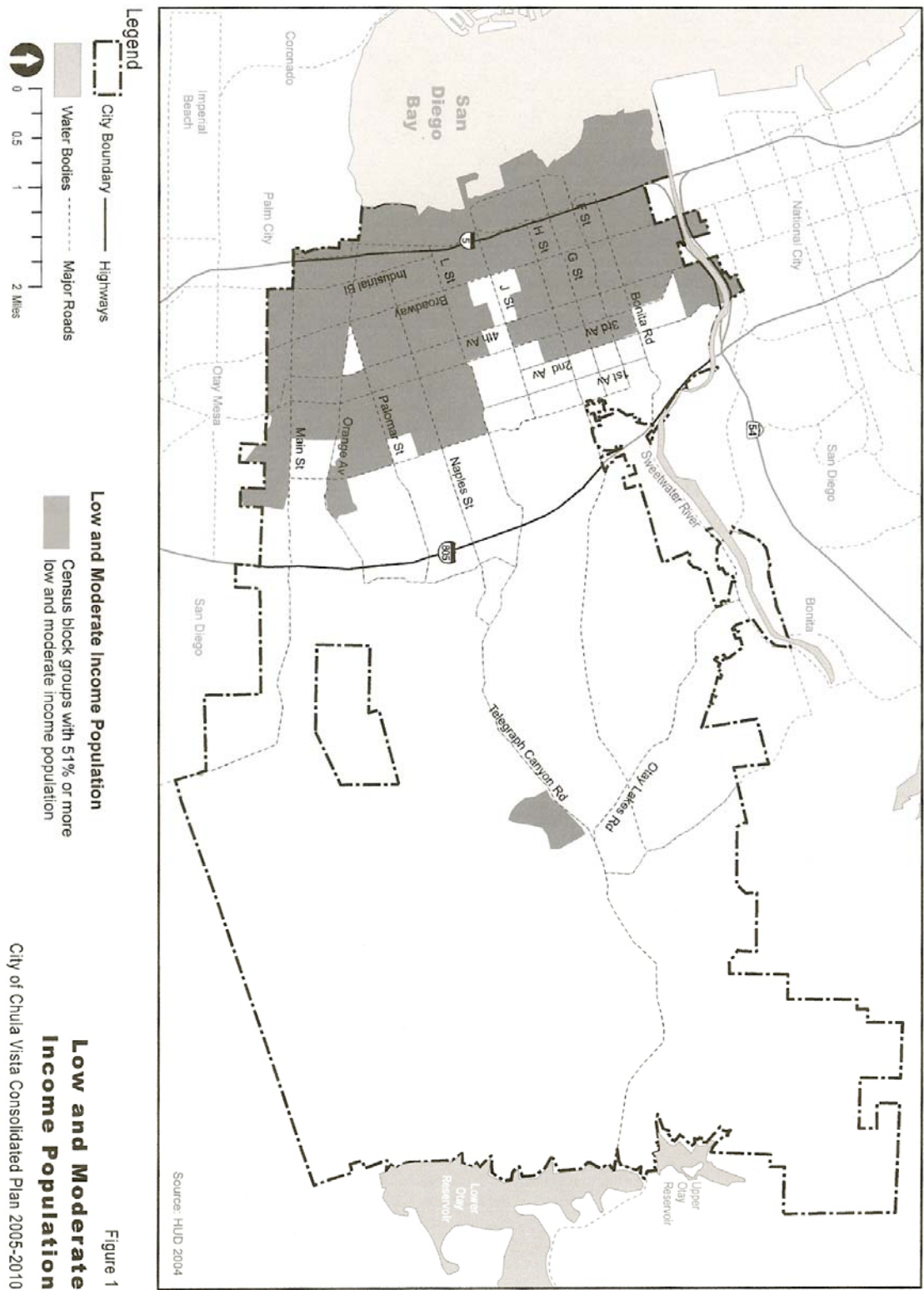


FIGURE 2
MINORITY POPULATION CONCENTRATION

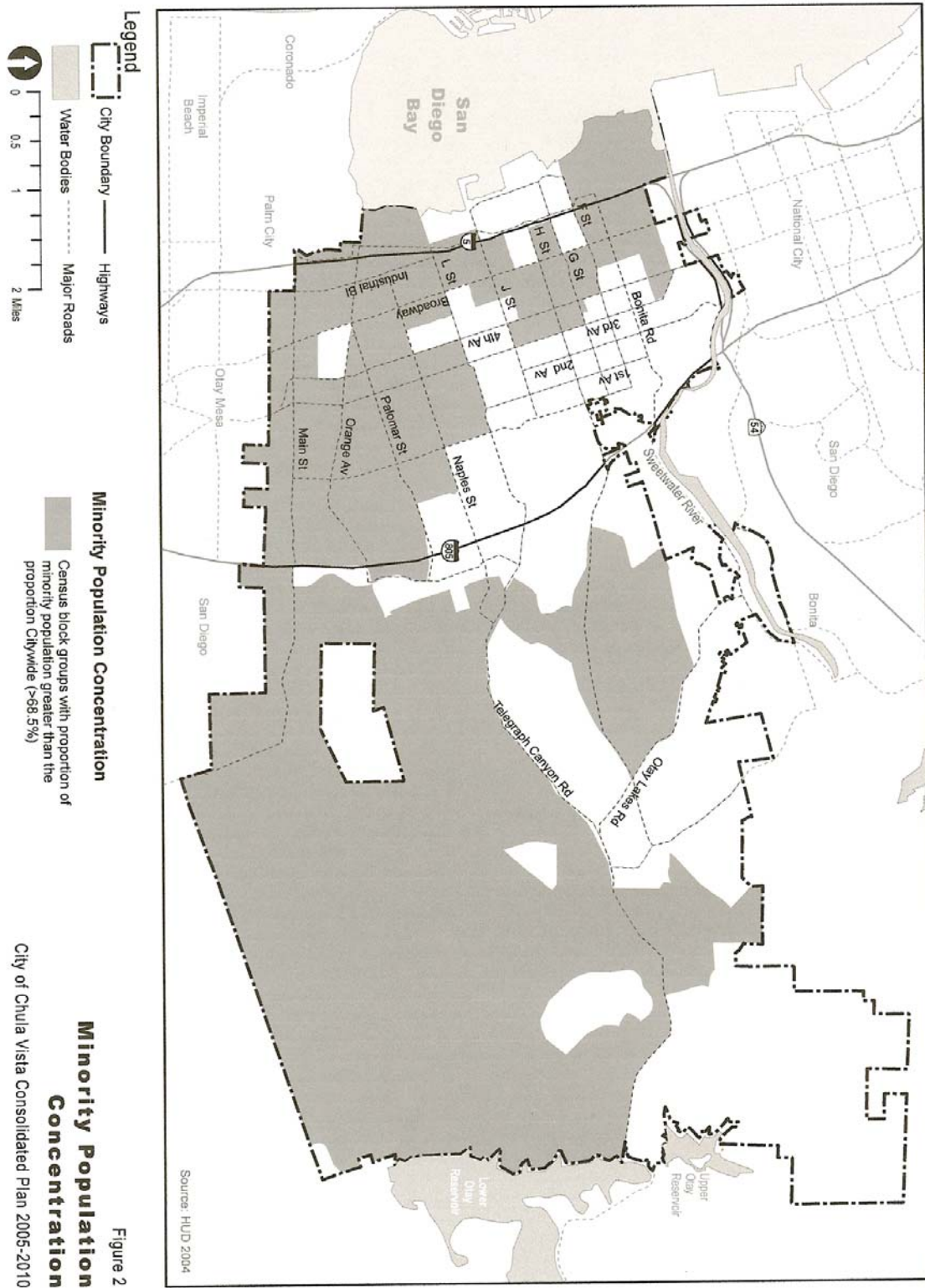


FIGURE 3
HISPANIC POPULATION CONCENTRATION

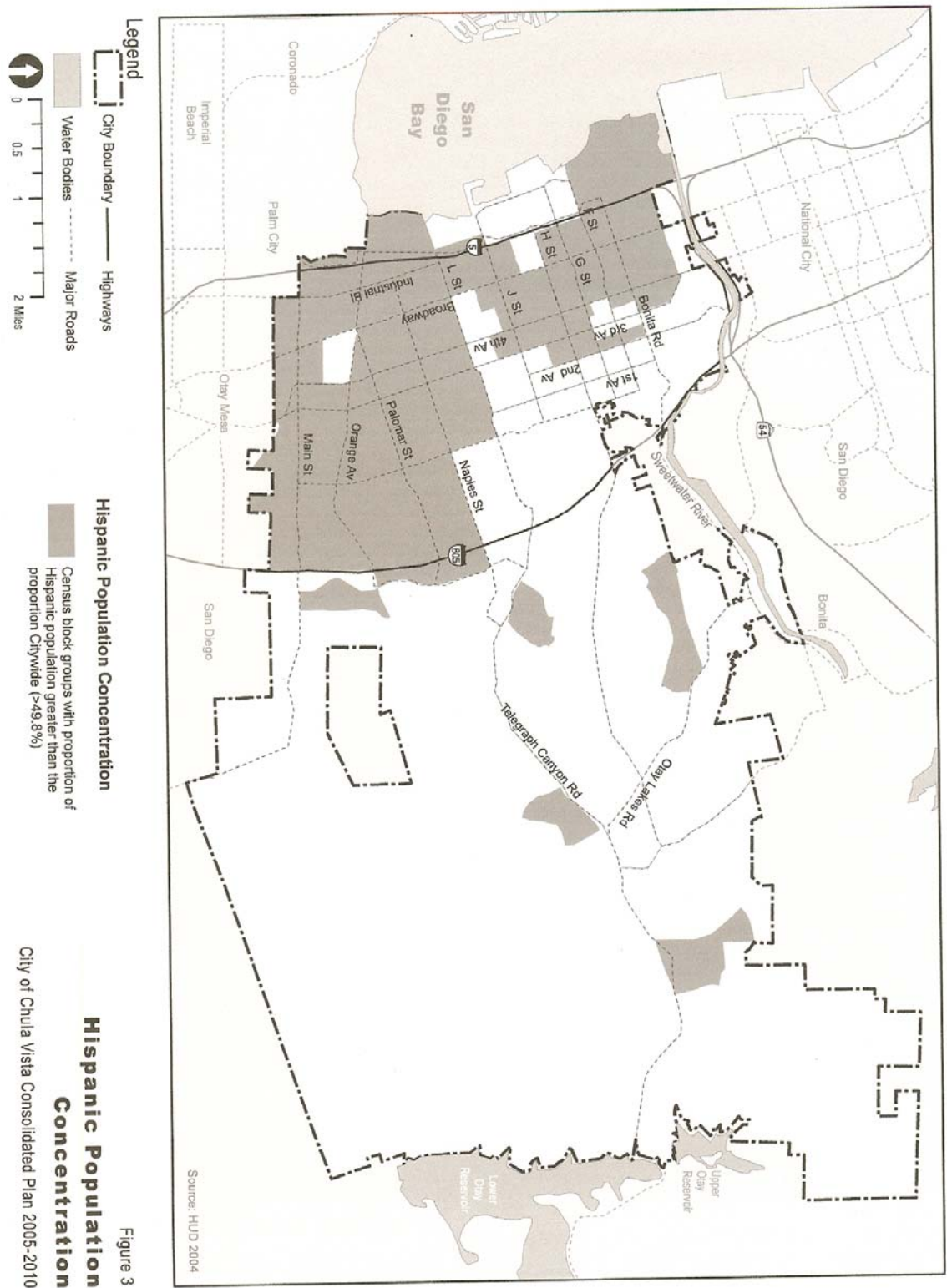


FIGURE 4
2000 CENSUS LOW MODERATE TRACTS

